

**15 Bangor Street, Guildford, NSW 2161**

**Laing+Simmons**

**House For Sale**

Wednesday, 12 June 2024

**15 Bangor Street, Guildford, NSW 2161**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



George Lattouf  
0404004754



Daniel Eid  
0410689567

**For Sale - Price Guide: \$1,250,000 - \$1,300,000**

Step into luxury and comfort with this stunning 4-bedroom duplex, thoughtfully designed to meet all your family's needs. Located in a desirable neighbourhood, this home boasts modern amenities and stylish features that make it truly exceptional.- Four (4) generously sized bedrooms provide ample space for you and your family, each room features mirrored built-in wardrobes- Master bedroom includes a mirrored built-in wardrobe and a private ensuite- Spacious open plan living and dining area perfect for entertaining and a separate meals area for family gatherings- Large modern kitchen, featuring stone benchtops, gas cooktop, stainless steel appliances and ample cupboard space- Main bathroom is equipped with a separate bath and shower for ultimate relaxation, with an additional toilet conveniently located near the separate laundry area - Tandem garage with extra storage space for your convenience- Large backyard area ideal for outdoor activities and relaxation, covered area perfect for dining and entertaining year-round- Situated on a total land size of 386.6sqm and 10.31m frontage (approx.) - Approximately 400m to Holroyd Private Hospital, 1.1km to Guildford Station, 1.2km to Guildford Public School and 1.7km to ALDI and other convenience stores- Potential rent return of \$950 - \$1000 per week- Current outgoings: Council: \$380.00 p/q | Water: \$193.33p/qLaing & Simmons Merrylands and its directors, employees and related entities believe that the information contained herein is gathered from sources we deem to be reliable. However, no representation or warranties of any nature whatsoever are given, intended or implied.