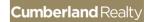
## 1A LEACH ROAD, Guildford West, NSW 2161



## Sold Duplex/Semi-detached

Tuesday, 5 September 2023

## 1A LEACH ROAD, Guildford West, NSW 2161

Bedrooms: 4 Bathrooms: 3 Parkings: 1 Type: Duplex/Semi-detached



John Manaras



Francesca Luccitti 0430393396

## \$900,000

Discover the pinnacle of modern duplex living with this exquisite property, tailor-made for discerning investors seeking unparalleled sophistication. Meticulously crafted by a renowned builder, no expense has been spared in curating this architectural masterpiece that redefines luxury. Every facet of this residence exudes opulence, from the high-end finishes to the thoughtfully designed interiors Key Features:\* Grand foyer entrance with elegant VJay panelling and custom portraits throughout\* Expansive open-plan living spaces adorned with a stylish fireplace and captivating feature walls\* Culinary haven: Gourmet kitchen boasting 40mm Bianco Azure stone benchtops, Shaker door paneling, and soft-close draws\* Kit Kat mosaic tiled splashback adding a touch of artistic flair\* Premium 900mm Westinghouse appliances with gas cooking\* Franke Swiss kitchen bowl adorned with brushed brass finishes\* Luxurious laundry with 40mm stone benchtops, shaker doors, and brushed brass finishes\* Stylish powder room featuring a shaker door vanity and exquisite mosaic tiling\* Striking timber staircase enhanced by ample natural light and a statement chandelier\* Lavish master bedroom complete with a walk-in wardrobe and ensuite\* Three additional bedrooms with built-in wardrobes, offering comfort and convenience\* Balcony adjoining an upstairs bedroom, providing an intimate outdoor retreat\* Stunning bathrooms showcasing mosaic tiling, oak vanity, and chic matte black finishes\* Elegant 600x600 parquetry tiling throughout, exuding luxury and style\* Impressive 3m high ceilings on the ground floor, creating an airy and spacious ambiance\* Upstairs, revel in 2.6m high ceilings reminiscent of timeless Hamptons style\* Graceful 2.4m Hamptons-style doors harmonizing with the overall aesthetic\* Enjoy year-round comfort with ducted air conditioning\* Perfect lighting fusion: Downlights combined with strategic feature lighting throughout\* Seamlessly integrated semi-automated smart home system, complete with alarm, intercom, and cameras\* Premium outdoor appliances for your culinary delights\* Low-maintenance and convenient yard, ideal for hassle-free living\* French doors lead to an inviting outdoor kitchenette complemented by ceiling fans\* Natural cedar garage door opens to an expansive, oversized garage with internal accessLocation: Embrace the ultimate convenience of a central location, surrounded by multiple shopping centers, esteemed public schools, efficient transport facilities, and verdant parklands. Rental Income: OWNER will lease back at an impressive \$900 per week on a secure one-year lease, this property promises a lucrative investment return that's as substantial as its luxurious allure. Elevate your investment portfolio with this exceptional duplex - where style meets substance, and opulence meets opportunity. Contact us today to secure your stake in this prime investment gem