

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



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\$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 parquet 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 access

Location: 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