

**29 Shackel Avenue, Guildford, NSW 2161**



**House For Sale**

Thursday, 18 April 2024

29 Shackel Avenue, Guildford, NSW 2161

**Bedrooms: 7**

**Bathrooms: 4**

**Parkings: 3**

**Area: 733 m2**

**Type: House**



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## AUCTION

This exceptional package includes an enormous 5-bedroom home, plus a separate council approved 2-bedroom granny flat, all on a large, 733.5sqm manicured property. Presented over two levels, the majestic 5-bedroom residence offers a stylish street frontage behind security gating. Premium extras include superior tiled and timber flooring, video security intercom with alarm and CCTV, ducted air-conditioning and ducted vacuum, electronic security gating with a remote-controlled double lock-up garage, and more. Stepping through the front door, you are welcomed by a showcase staircase with cast iron balustrades, custom chandelier lighting and high vaulted ceilings creating an opulent environment which is consistently delivered throughout the home. Living spaces include a fully equipped, tiered cinema room, sitting room, family room, plus a large elevated alfresco entertaining area with electric blinds and ceiling fans serviced by a second gas kitchen with stone bench tops. Additional features include an ultra-modern gas kitchen with extra-thick Calacatta stone bench tops, mirrored splash backs, island breakfast bar, integrated appliances, plus a fully equipped butlers' kitchen and pantry, all adjoining a conveniently located dining area. The ideal floorplan boasts a downstairs bedroom with ensuite bathroom and two conveniently located powder rooms servicing indoor and outdoor guests. Upstairs has two premium fully tiled bathrooms for the four upper bedrooms which all have built-in robes and ceiling fans, including an enormous master with walk-in robe, private balcony and ensuite bathroom. The separately accessed two-bedroom stand-alone granny flat has been designed in a similar grand style to the prime residence with an air-conditioned living area, modern gas kitchen with stone bench tops, laundry, plus built-in robes in both bedrooms. This impressive package is perfectly positioned within walking distance to transport, school, Guildford shopping and the train station. With easy access to the Parramatta CBD, this is a supreme family home that you'll love taking the time to investigate.\* Grand 5-bedroom secure residence\* 3 premium bathrooms with 2 additional powder rooms\* Separate self-contained 2-bedroom granny flat\* Double lock-up garage plus gated security parking\* Enormous 733.5sqm total land size\* Supreme location, walk to station and shopping\* Council: \$387pq | Water: \$171.41pq | Land: 733.5sqm\* Investors Note: Potential rental return: Main House \$1,000 - \$1,100 per week\* Investors Note: Potential rental return: Granny Flat \$540 - \$580 per weekDISCLAIMER: All information contained herein is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.