

**4/13A Albert Street, Guildford, NSW 2161**

**Laing+Simmons**

**Sold Duplex/Semi-detached**

Thursday, 12 October 2023

4/13A Albert Street, Guildford, NSW 2161

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: Duplex/Semi-detached**



Daniel Eid

0410689567

**\$930,000**

Elevate your lifestyle and experience the epitome of modern living with this exquisite 4-bedroom duplex. With abundant space, contemporary design, and a prime Guildford location, this home offers a perfect blend of comfort and style in a desirable living space.- Enjoy the comfort of four spacious bedrooms fitted with built in robes - Master suite enjoys the luxury of built in robes, ensuite with floor to ceiling tiles and sun filled balcony- Generously sized formal lounge room perfect for relaxation and entertaining- Modern kitchen offers the convenience of gas cooking, stainless appliances, dishwasher, a stylish stone bench, and plenty of storage space- Sparkling bathroom boasts floor-to-ceiling tiles, a separate bathtub and shower - Comfort is ensured throughout the year with ducted air conditioning featuring four zones- Low maintenance, family friendly rear yard is fully fenced with covered entertaining area and plenty of space for entertaining- Single lock up garage with remote access and additional storage space - Downstairs, the tiled floors exude a modern, easy-to-maintain ambiance, while plush carpeting graces the upstairs areas- Situated close to Stockland Merrylands, Guildford Shopping Centre, Merrylands and Guildford train stations as well as local eateries, local parks and only a short distance to M4 Motorway and Parramatta CBD.- Rental potential of \$850-\$900 per week- Current outgoings: Council: \$592 P/Q | Water: \$179 P/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. Any interested parties should rely on their own inquiries." Prices and availability subject to change.