

**57 Marian Street, Guildford, NSW 2161**



**House For Sale**

Wednesday, 6 March 2024

57 Marian Street, Guildford, NSW 2161

**Bedrooms: 10**

**Bathrooms: 5**

**Area: 809 m2**

**Type: House**



Ramin Rahimi  
0296888955



Ray Rahimi  
0297606666

## AUCTION

Set on a large 809.4 sqm parcel, here are three residences, all presented in crisp as new condition for those seeking the ultimate touch of elegance. From the moment you step into the grand entryway, through the enormous custom made pivoted front door with smart lock system, you can't help but be impressed by the luxury inclusions and smart technology of the primary 6-bedroom family home. Boasting ultra-high ceilings, ducted air-conditioning, ducted vacuum, plus double-glazed floor-to-ceiling bifold doors and under floor heating throughout, the residence offers ample living space with a bright family room, separate dining room, plus an additional upstairs lounge and large study. This exceptional package includes a generous gas kitchen with extra thick stone benches, mirrored splashbacks, plus wide 900mm cooker and oven. There is also a downstairs bathroom, powder room plus two bedrooms, as well as an upstairs kitchenette and enormous spa bathroom, in addition to four upper bedrooms all with floor-to-ceiling built-in robes including an oversized master with walk-in robe, ensuite bathroom and a private balcony. Outdoor entertainers will love the enormous upstairs balcony delivering fabulous district views across the Parramatta skyline, as well as a generous downstairs alfresco courtyard hosting an outdoor kitchen with stone bench tops accessing the low-maintenance courtyard. Boasting the latest in integrated electronic and security additions such as two home entertainment cinema systems, a visual intercom with networked alarm, video security surveillance cameras and electronic gating, all of which are primarily controlled by a CBUS Home Control System allowing you to manage most home functions remotely. At the rear of the property, there are two modern apartments, each inclusive of two bedrooms with built-in robes, air-conditioned living, modern kitchens and bathrooms, plus a private covered courtyard. The multi-residential package is just 200 metres walk to shopping and restaurants, 450 metres to the train station, and close to school. This is a must-see for those after the best of the best. \* Enormous 6-bedroom plus study grand residence\* Designer kitchen with extra-thick stone bench tops\* 3 premium bathrooms plus additional guest powder room\* First class security with fully automated CBUS technology\* Off street parking behind electronic gate\* 2 self-contained 2-bedroom apartments with a current combined rental of \$1200 per week\* Supreme location just 200 metres walk to shopping and restaurants \* Council: \$459pq | Water: \$180pq | Land: 809.4sqm DISCLAIMER: 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.