



580 Guildford Road, Guildford West

Sold by Team Abassi

Property With Potential!



Invest in this fabulous double lot (STCA) perfectly positioned in the heart of Guildford West, With combined total size of 509m² in a R3 zone. Currently offering a good size home with separate double garage.

This home is set in a convenient location within walking distance to Guildford Train Station and Schools. 6 mins to Merrylands Stockland Mall & 10 mins to Parramatta Westfields and CBD. Easy access to all major arterial roads including the M4, Great Western Highway, Cumberland Highway, Woodville Road and Parramatta Road.

Features include:

- + 3 good size bedrooms with built in robe
- + Spacious living & dining room combined
- + Separate family room
- + Large rumpus room
- + Tiled flooring throughout
- + Good size kitchen and bathroom
- + Internal laundry with 2nd toilet
- + Easy maintenance yard
- + Double lock up garage
- + 13.3cm frontage x 38.2cm depth approx

For further information, please contact our friendly staff on 9673 2200.

Disclaimer: We have been furnished with above information, however, Laing + Simmons gives no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided. All interested parties are responsible for their own independent enquiries in order to determine whether or not this information is in fact accurate

Links

[Click to view on our website](http://www.lsstmarys.com.au/property-for-sale.html)

<http://www.lsstmarys.com.au/property-for-sale.html>

Words That Describe This Property

3 GOOD SIZED BEDROOMS

LARGE RUMPUS ROOM

TILED FLOORING THROUGHOUT

580 Guildford Road, Guildford West

INTERNAL LAUNDRY

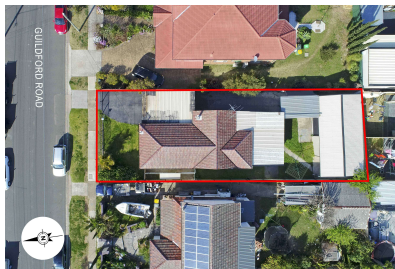
DOUBLE LOCK UP GARAGE

EASY MAINTENANCE YARD

Location Map



Other Views



580 Guildford Road, Guildford West

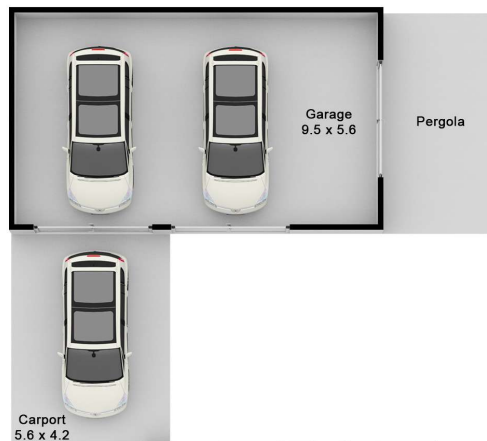
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Please note:

Floorplan measurements are a guide only.

All dimensions are approximate in their distance and volume.

Rear



Front



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Contract of Sale

Links

[Contract of Sale](#)

http://ls.lswebbooks.com.au/module_resources/pdf_module/5602/87_580GuildfordCOS.pdf

Rental Appraisal Letter

Links

[Rental Appraisal Letter](http://ls.lswebbooks.com.au/module_resources/pdf_module/5638/52_580Guildford-Rentalappraisalletter.pdf)

http://ls.lswebbooks.com.au/module_resources/pdf_module/5638/52_580Guildford-Rentalappraisalletter.pdf

Around The Area



This amazing property are almost a stones throw from the heart of Guildford.

Convenience is key as they are located close to all amenities including;

- Childcare Centres
- The Cheesecake Shop
- Guildford Road Park
- Merrylands Driving Academy
- Guildford West Public School
- Neighbourhood Baker
- Supa IGA
- Australia Post
- Guildford Family Meat
- Guildford Bowling Club

Laing+Simmons

St Marys • Ropes Crossing

At Laing+Simmons St Marys/Ropes Crossing we combine expertise across the full spectrum of real estate services with a genuine passion for the local area.

Under the leadership of experienced Director and passionate local Paul Abassi, Laing+Simmons St Marys/Ropes Crossing provides expert sales, property management, project marketing and valuation services to the established St Marys community as well as the expanding Ropes Crossing area.

We have a long history in the western Sydney area, previously operating as 101 Property Agents in St Marys before joining the respected Laing+Simmons network in 2012.

Over the years we have worked with a broad client base, consistently achieved outstanding results and honed our skills and experience to establish a unique, collaborative approach to client service.

We understand that for most people, the sale of their home is the most significant financial transaction they will ever undertake. From an emotional perspective, there is naturally a heightened sense of anxiety at this time and many find the process stressful.

Our approach is focused on alleviating this anxiety and stress and we achieve this by always operating an honest, transparent and genuine way. We work closely with you to ensure you are informed and comfortable with our sale campaign strategies, we take the time to listen to your needs and we'll always present you with an honest appraisal of the facts.

We realise that every home, and every client, is unique and we therefore tailor individual solutions to meet your individual needs. In short, we treat you with the respect you deserve.

Similarly, we understand the needs of landlords and tenants and we take great care in ensuring both parties enjoy the mutual benefits of a relationship with us. Our approach to property management is focused on achieving the best outcomes for everyone and we do this by keeping the lines of communication open, through careful attention to detail and by treating landlords and tenants with respect.

Links

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lsre.com.au/st-marys