

17 Bury Road, Guildford, NSW 2161



House For Sale

Tuesday, 30 April 2024

17 Bury Road, Guildford, NSW 2161

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 841 m2

Type: House



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Matt Carpenter
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AUCTION

Having been freshly renovated throughout, this bright and fresh three-bedroom, stand-alone home has maximum appeal to excite home buyers and those with an eye for growth. Freshly painted with new carpet throughout, this residence is ready for immediate living or rental without any additional spend needed. Boasting extra large living spaces including an enormous family room with a separate dining room adjoining the oversized updated gas kitchen, there is significant room to support the growing family. Other features include built-in robes in two bedrooms, plus a well-presented original bathroom with convenient separate toilet and an internal laundry. There is loads of off-street parking with driveway access through to the rear-set lock-up garage, courtyard and a big flat lawn at the rear. All of this is located in a prime position just 150 metres to the bus stop, 350 metres to Guildford Road shopping and restaurants, and just 600 metres to the train station. With easy access to Woodville Road for Parramatta, this home presents significant potential for a granny flat addition or even duplex construction, all subject to council approval.* Enormous 841sqm high-side property with 15.24 metre frontage* Renovated 3-bedroom stand-alone home* Extra large lounge room with separate dining* Drive through to rear yard and lock-up garage* Duplex development opportunity (STCA)* Walk to Guildford shopping and train station* Council: \$527pq | Water: \$193.33pq* Investors Note: Potential rental return \$700 - \$750 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.