

# 112 Rawson Road, Guildford, NSW 2161

## House For Sale

Wednesday, 17 April 2024

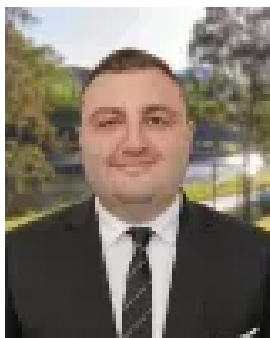
112 Rawson Road, Guildford, NSW 2161

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House



Jack George  
0286777772



Michael Ebrahim  
0286777772

## **Auction 4 May 10:30am Bidding Guide \$1.1m - \$1.2m**

Introducing an exceptional opportunity in the heart of Guildford: 112 Rawson Road. Situated in close proximity to the prestigious Woodville Golf Course, with easy access to the M4 motorway and the bustling CBDs of Parramatta and Merrylands, this property offers unparalleled convenience and lifestyle benefits. Nestled on a generous parcel of land, this property presents an exciting prospect for Renovators as well as investors and developers alike. With the potential to build a duplex (Subject To Council Approval), the possibilities are boundless. Whether you're looking to capitalize on the burgeoning demand for dual occupancy dwellings or seeking to expand your investment portfolio, this property offers a solid foundation for success. Featuring four bedrooms and two bathrooms, this home is designed to accommodate modern living needs. The spacious layout provides ample room for relaxation and entertainment, ensuring comfort for the entire family. Whether it's gathering in the open-plan living area or unwinding in the private bedrooms, every aspect of this home exudes comfort. Beyond the confines of the property, residents will appreciate the convenience of its location. With the Woodville Golf Course as well as the proximity to major arterial roads like the M4 motorway ensures easy connectivity to Sydney's CBD and beyond, making commuting a breeze. Additionally, the bustling CBDs of Parramatta and Merrylands offer a myriad of amenities, including shopping centers, dining options, and recreational facilities, all within easy reach. In summary, 112 Rawson Road presents a rare opportunity to secure a property in a highly sought-after location with the potential for future development. Whether you're an investor, developer, or homeowner, this property offers a myriad of possibilities for growth and prosperity. Hunters Agency & Co believe that the information contained herein is gathered from sources such as Principal/vendors & their legal representatives which we deem to be reliable. All lot sizes/measurements are approximate; the website may have filtered the property into a price bracket for website functionality purposes. However, no representation or warranties of any nature whatsoever are given, intended or implied. Any interested parties should rely on their own inquiries. Intending purchasers should seek legal & accounting advice before entering into any contract of purchase.