

**12 Bligh Street, Guildford, NSW 2161**

**House For Sale**

Wednesday, 12 June 2024



**12 Bligh Street, Guildford, NSW 2161**

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 4**

**Area: 696 m2**

**Type: House**



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## AUCTION

Set on a coveted 696.77sqm parcel with a 15.24m frontage, this impeccably renovated home offers duplex potential in a highly sought-after, rapidly growing area. Elegantly appointed to the highest standards, the property showcases a modern oasis with effortless transitions to a deck, swimming pool, and an entertainer's cabana. Designed to offer both peace and convenience, this residence is perfectly positioned just 2.3km from Guildford Station, a variety of dining options and parkland reserves.

- Set on a 696.77sqm parcel with a 15.24m frontage, holds duplex potential (STCA)- Beautifully renovated and immediately liveable, offers a separate lounge/dining- Two access points lead to the elevated terrace, which overlooks a private garden- Gated swimming pool with a water feature, child-friendly yard adorned with palms- Additional cabana/entertainers' area enjoys an in-built barbecue, fans and lighting- Modern kitchen unveils stone benches, stainless steel gas appliances, dishwasher- Three bedrooms with built-ins, plush master with a custom walk-in/dressing room- Fully tiled bathroom, ducted air-conditioning, downlights, polished tile/carpet blend- Double tandem garage offers internal access, internal laundry, external storage shed- Located 2.3km from Auburn Botanic Gardens, plenty of quality schools and transport

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