## 12 Bligh Street, Guildford, NSW 2161 House For Sale



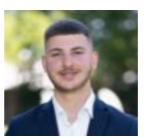
Wednesday, 12 June 2024

12 Bligh Street, Guildford, NSW 2161

Bedrooms: 3 Parkings: 4 Area: 696 m2 Type: House



Mark Saleh 0286685754



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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 transportDISCLAIMER: While PACE Property Agents have taken all care in preparing this information and used their best endeavours to ensure that the information contained therein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. PACE Property Agents urges prospective purchasers to make their own inquiries to verify the information contained herein.