

**2/17c Morven Street, Guildford, NSW 2161**



**Townhouse For Sale**

Tuesday, 23 April 2024

2/17c Morven Street, Guildford, NSW 2161

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Terri Godfrey  
0297606666

## Price Guide \$770,000 - \$810,000

PROPERTY LAUNCH - ALL OFFERS MUST BE SUBMITTED BY 5PM SATURDAY 4TH MAY 2024 Nestled away from the street in a quiet rear position, this two-storey townhouse enjoys a quality floorplan with plenty of upside for the new owners. Boasting easy-care flooring throughout, the home perfectly combines comfort with low-maintenance living. Bright living spaces include a separate air-conditioned lounge with sunny bay window, as well as a separate dining / family room off the lovely gas kitchen which includes a dishwasher and breakfast bar. Other features include electronic security shutters, a convenient downstairs internal laundry with bathroom, built-in robes in all bedrooms with the master inclusive of a walk-in robe, separate split-system air-conditioning, and direct access to the well-presented main bathroom. The home also enjoys a sunny easy-care courtyard plus internal access to the lock-up garage which also has drive through access to the rear yard making it multi-functional for parking additional cars or as an extended alfresco entertaining space. Just 200 metres to the bus stop, and 850 metres walk to school, this property is close to Woodville Road for Parramatta, as well as Guildford shopping and the train station.\* 3 bedrooms all with built-in robes\* Air-conditioned lounge with separate dining\* Gas kitchen with stainless steel appliances\* 2 bathrooms plus internal laundry\* Remotely accessed lock-up garage with drive through to rear courtyard\* Council: \$286pq | Water: \$171.41pq\* 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.