

21 Karani Avenue, Guildford, NSW 2161



House For Sale

Thursday, 14 March 2024

21 Karani Avenue, Guildford, NSW 2161

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 682 m2

Type: House



Daniel Starr
0297606666

AUCTION

Set on a large 682.9 sqm block with an extra-wide 20.16 metres of street frontage, here is a fabulous home and land opportunity that will excite a range of potential buyers. Situated directly across from Tom Uren Park and only 270 metres to the bus for Merrylands and Parramatta, while being only 550 metres to the fast T-Way bus to Parramatta or Liverpool, there is much to appreciate about the location. The four-bedroom, single level residence includes ceiling fans in all bedrooms with built-in robes in two bedrooms over a substantial floorplan with a separate air-conditioned lounge, formal and informal dining, plus additional family room boasting a feature fireplace. Positioned on a substantial yard, the residence will excite buyers and renovators looking to customise the home to suit their needs, those looking for an extra-large block to create the home of their dreams, and developers considering duplex construction on a big block with a wide street frontage subject to council approval. Walk to school and local shops adds to the appeal of this property. Organise your inspection today.* Oversized 682.9 sqm land size with 20.16 metre frontage* 4-bedroom, single-level brick home* Separate lounge, family, formal and informal dining rooms* Super location across from Tom Uren Park * Walk to school, shops and T-Way bus* Council: \$514pq | Water: \$171.41pqDISCLAIMER: 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.