

23 Murdock Street, Guildford, NSW 2161

Duplex/Semi-detached For Sale

Thursday, 21 March 2024



23 Murdock Street, Guildford, NSW 2161

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 219 m2

Type:

Duplex/Semi-detached



Zeth Grant
0416179782



Zoran Cvetkovski
0411304466

AUCTION | 20/04/2024 @ 12.30 PM

John B. Grant Real Estate, Chester Hill is proud to introduce 23 Murdock Street, Guildford to the marketplace. This stunning 4-bedroom duplex offers the epitome of modern living in the heart of Guildford. Here's what you'll love:

- **Large Open Living and Dining:** Entertain in style or relax with loved ones in the generously sized open living and dining area.
- **Modern Gas Kitchen with Stone Benchtops:** Whip up culinary delights in style with the sleek gas kitchen featuring stone benchtops, and dishwasher and perfect for entertaining guests or enjoying family meals.
- **Full Modern Bathroom:** Indulge in luxury with a full modern bathroom, featuring sleek fixtures and finishes.
- **Master Bedroom with En-suite:** Retreat to your spacious master bedroom complete with an en-suite for ultimate privacy and comfort.
- **Tiled Flooring Throughout:** Experience easy maintenance and stylish living with tiled flooring throughout the home.
- **Covered Outdoor Entertainment Area:** Host gatherings or simply unwind outdoors in the covered entertainment area, perfect for year-round enjoyment.
- **Downlights Throughout:** Enjoy a bright and inviting ambiance with downlights illuminating every corner of your home.
- **Low Maintenance Yard:** Spend less time on yard work and more time enjoying your space with a low-maintenance yard.
- **Internal Access to Single Lockup Garage:** Park with ease and enjoy the convenience of internal access to your single lockup garage and single car space.
- **Ducted Air Conditioning:** Stay comfortable year-round with ducted air conditioning throughout the home.

Easy Walk to Guildford Station & Guildford Shopping Village: Enjoy convenient access to transportation and amenities with Guildford Station and Shopping Village just a short stroll away. Don't miss this opportunity to make this modern and convenient duplex your new home. Contact us today to schedule a viewing!

Built-in : 2016 approximately
Zoned: R3 Medium Density Residential
Council Rates \$362.00 per quarter approximately
Water Rates \$317.03 per quarter approximately
Currently leased out \$35,360 PA with the potential of rental increase to \$44,200 PA to great tenant who wish to stay.

Terms of Auction* 10% deposit* 42 day settlement period* All offers must be made in writing* Any changes to the contract of sale must be received prior to the Auction day* This property will be SOLD

Open house Saturday from 12.00 to 12.30 pm or by appointment
The Auction will be held on-site at 12.30 pm Saturday 20th April 2024