

# 28 Highland Street, Guildford, NSW 2161



## House For Sale

Wednesday, 24 April 2024

28 Highland Street, Guildford, NSW 2161

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 493 m2**

**Type: House**



Terri Godfrey  
0297606666

## **Bidding Guide \$800,000**

Here is a fabulous opportunity for home builders looking for a quietly located, flat property for their new home, or renovators looking for their next project. Located at the end of Highland Street with convenient side walking access directly to Lansdowne Street at the rear, this is a unique property and location that will appeal to many. The existing three bedroom plus study home needs a refresh but has plenty to work with including timber flooring, an air-conditioned lounge, dining room adjoining the well-presented gas kitchen with breakfast bar, plus an internal laundry. There is ample off-street parking with drive through access to the carport, workshop and private rear yard. Just 350 metres walk to school with easy access to Woodville Road for Parramatta, Guildford Park and Guildford shopping and train station.\* Flat 493.2sqm land parcel \* 3-bedroom plus study home\* Drive through access to rear yard\* Easy access to Lansdown Street\* Walk to school and transport\* Council: \$396pq | Water: \$193.33pq \* Investors Note: Potential rental return \$650 - \$700 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.