

**33 HARRIS STREET, Guildford, NSW 2161**

LISTWISE

**House For Sale**

Monday, 29 January 2024

**33 HARRIS STREET, Guildford, NSW 2161**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Area: 1280 m2**

**Type: House**



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## **AUCTION - 1280sqm Block - Dont Miss Out**

Uncover the immense potential at 33 Harris Street, Guildford. This expansive 1280sqm property, with a frontage of nearly 17 meters, offers a canvas ripe for realization of your grandest dreams, be it constructing your ideal abode, renovating the existing structure, or exploring subdivision possibilities (subject to council approval).

**Key Features:**

- Spacious Bedrooms with Built-In Wardrobes:** Each bedroom is a haven of comfort, including a custom wrap-around built-in wardrobe in one bedroom.
- Versatile Back Room:** Ideal as a study or additional bedroom, opening out to a generous decking area for seamless indoor-outdoor living.
- Complete Ducted Air Conditioning:** Ensuring year-round comfort throughout the home.
- Elegant Timber Flooring:** Adorns the entire house, adding warmth and character.
- Luxury Kitchen Appointments:** Boasting 40mm thick Carrera stone benchtops, gas cooking, and a Zip Instant system for chilled filtered and boiling water, automatic dishwasher.
- Sophisticated Main Bathroom:** Featuring an Australian-made vanity, blending style with functionality.
- Convenient Location:** Walking distance to Guildford Station and close to local amenities. Easy access to Parramatta and the M4, making the city commute a breeze.
- Investment Potential:** Attractive to tenants with a possible rent return of \$650-\$700 per week.
- Current Outgoings:** Council rates approx \$500 per quarter, water rates approx \$250 per quarter.

This property is a gateway to a multitude of possibilities, each as promising as the next. Whether you're envisioning a dream home, a smart renovation, or a lucrative development project, 33 Harris St Guildford is where your dreams can unfold into reality. Don't miss this unparalleled opportunity to own a piece of Guildford's finest real estate. Contact us to discover the full potential of 33 Harris St, Guildford.