

**34 Bowden Street, Guildford, NSW 2161**



**Sold House**

Wednesday, 4 October 2023

**34 Bowden Street, Guildford, NSW 2161**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1069 m2**

**Type: House**



Steven Khawam

0296378555

**\$1,175,000**

DECEASED ESTATE SALE! Part Original Home, Large Block, Big Potential First time on the market in over 60 years, we are offering this rare opportunity to secure a one owner home since new that boasts of great potential. Situated in a convenient location, this part original home presents beautifully and can be enjoyed as is. Featuring ample room throughout the home, set on a large parcel of land with an attractive wide frontage opening the doors for redevelopment STCA. This property is within close proximity to public transport, primary and secondary schools, shops and recreational facilities, including a short walk to McCredie Park and sports field, Guildford Swimming Centre, Guildford Leagues Club and Holroyd Private Hospital. If you are looking for either a large, loved family home, investment property or development opportunity, you must put this property on your shopping list! Duplex and granny flat development potential! Features include: \* 3 bedrooms, 1.5 bathrooms, double lock up garage \* Separate living, dining and sunroom \* Large gas kitchen with rangehood and breakfast bar \* Skylight in dining area \* Updated main bathroom \* Air conditioning 1,069sqm block, 15.24m frontage approx.