

# 34 Faulds Road, Guildford, NSW 2161



## Sold House

Tuesday, 20 February 2024

34 Faulds Road, Guildford, NSW 2161

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 701 m2

Type: House



Terri Godfrey  
0297606666



Milad Chaar  
0297606666

**\$1,100,000**

Set in a quiet family friendly location just 230 metres to the bus stop, 350 metres to McCredie Park with local shops and school all easily accessible on foot, here is a wonderful opportunity for home buyers, builders and investors. The existing three-bedroom home is presented in clean original condition with built-in robes in two bedrooms, an air-conditioned lounge, separate dining room, generous kitchen, internal laundry plus a functional bathroom with two toilets. The large rear yard with a separate garage and carport offers plenty of privacy with additional off-street parking. All of this sits on a generous 701.9 sqm parcel in a wide street, making it appealing for those looking for a big block for their grand new home, renovators seeking their next project, or developers considering duplex development subject to council approval.\* 701.9 sqm north-facing property\* 15.24 metres of street frontage\* Existing 3-bedroom family home\* Separate lock-up garage, carport plus off-street parking\* Walk to transport, school, shops and park\* Council: \$424pq | Water: \$172.84pq\* Investors Note: Potential rental return \$600 - \$650 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.