

37 Woodstock Street, Guildford, NSW 2161



House For Sale

Wednesday, 1 May 2024

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Bedrooms: 6

Bathrooms: 3

Parkings: 2

Area: 531 m2

Type: House



Milad Char
0297606666



Sim Cheema
0297606666

AUCTION

Offering four bedrooms across an ample single-level floorplan, here is a substantial home with the added benefit of having a separate, self-contained sleepout. Boasting tiled flooring with high ceilings throughout, there is much to love across an expansive floorplan which includes a separate air-conditioned lounge, family and dining rooms, plus an extra-large covered, low-maintenance alfresco entertaining area at the rear. Features include built-in robes in all bedrooms, two with separate air-conditioning and the master with a private ensuite bathroom, a contemporary polyurethane kitchen with dishwasher, updated main bathroom completed in full tile, internal laundry with additional toilet, plus 32 solar panels delivering real energy savings. A wonderful addition to this property is the separate, self-contained sleepout which includes a modern kitchen with stone bench tops, tiled flooring and built-in robes in both bedrooms. There is plenty of secure gated driveway parking available, all in a superb location only 220 metres to the bus stop, 450 metres to shopping and 600 metres to school with easy access to both Guildford train station and the Parramatta CBD via Woodville Road.*

4-bedroom, single-level family home * Modern eat-in kitchen with stainless steel appliances* Self-contained 2-bedroom sleepout* Off-street parking for 4 or more cars* Walk to school, shopping and transport* Council: \$405pq | Water: \$195.46pq | Land: 531.1sqm* Investors Note: Potential rental return \$780 - \$820 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.