

**39 Rowley Road, Guildford, NSW 2161**



**Sold House**

Tuesday, 21 November 2023

39 Rowley Road, Guildford, NSW 2161

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 714 m2**

**Type: House**



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Matt Carpenter  
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**\$1,140,000**

Beautifully presented and ready for living, this wonderful three-bedroom, single level family home offers a comfortable lifestyle just as it is, with the added bonus of being on a large property with substantial growth potential. Featuring ducted air-conditioning, tiled flooring and elegant plantation shutters throughout, you'll want to take your time to inspect the separate lounge, quality eat-in kitchen with stainless steel gas cooker, built-in robes in all bedrooms, as well as the beautifully updated spa bathroom and internal laundry which has an additional guest powder room. Inclusive of solar panels delivering real energy savings, loads of under-home storage, plus side access to the enormous rear yard, there is plenty of scope to consider a potential granny flat addition at the rear, which already has CDC approval. Just over 200 metres walk to the bus stop and local schools, 400 metres to Woodville Golf Course, with easy access to Woodville Road for Parramatta, whether you're a home buyer or looking for an investment with serious growth potential, this is one you won't want to miss.\* Enormous 714.5 sqm land size with 12.28 metre frontage\* Lovely 3-bedroom, single-level family home\* CDC approval for granny flat\* Updated spa bathroom in full tile\* Off-street parking for three cars\* Walk to transport, schools and Woodville Golf Course\* Council: \$448pq | Water: \$195.46pq\* Investors Note: Currently rented at \$600 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.