

**43 Garnet Street, Guildford, NSW 2161**



**Sold House**

Sunday, 13 August 2023

43 Garnet Street, Guildford, NSW 2161

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 556 m2**

**Type: House**



Sim Cheema  
0297606666

**\$1,510,000**

Fabulously located in a quiet, leafy location, here is a wonderful family residence boasting low-maintenance living with loads of internal space for the growing family. Completed in solid full-brick construction with easy-care tiled flooring and high ceilings throughout, as well as ducted air-conditioning and ducted vacuum, the residence delivers plenty of room to move across an ample floorplan inclusive of a large family room, separate lounge, enclosed sunroom plus an additional downstairs study. Featuring an extra-large kitchen with stone bench tops and breakfast bar, plus wide 900mm stainless steel gas cooktop, downstairs guest powder room, internal laundry with additional toilet, spa main bathroom plus built-in robes in all bedrooms including an ensuite to the main, all the necessary creature comforts are catered for. This residence is perfect for a hot summer with an in-ground swimming pool and spacious covered BBQ courtyard, it's ideal for family relaxation and all-weather outdoor entertaining. Inclusive of a garden shed and lock-up garage with remote access behind security gates, as well as secure window shutters, this solid and safe home enjoys a quiet, family friendly position with easy access to schools, shopping and parks.\* Spacious 4 bedroom plus study, full-brick residence \* Oversized gas kitchen with stone bench tops \* Spacious floorplan with multiple living areas\* In-ground swimming pool with alfresco entertaining area\* Double lock-up garage plus security gates\* Large 556.4 sqm total land size\* Council: \$392.34pq | Water: \$179pq\* Investors Note: Potential rental return \$850 - \$900 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.