

45 Dennistoun Avenue, Guildford West, NSW 2161

Cumberland Realty

Sold House

Sunday, 13 August 2023

45 Dennistoun Avenue, Guildford West, NSW 2161

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 771 m2

Type: House



Francesca Luccitti

0430393396

Contact agent

WOW! A Corner lot on land size 771.4 SQM, with Frontage of 20.78 metres. Nestled on a perfect corner, this home provides an abundance of natural light and a sense of spaciousness. With a well-designed layout, you'll have ample room to relax, entertain, and create memories with loved ones or redevelop! This amazing opportunity is now available in a prime location. With its close proximity to the thriving Parramatta CBD and the bustling Wetherill Park Hub, this property presents an incredible opportunity.

Existing Accommodation: This lovingly maintained home is spacious and bright. Consists of 3 good-sized beds, large living areas (at front and rear of home), a good bathroom, internal laundry, garage and pergola, and easy care rear yard. Move straight in or explore the opportunities to knock down and build your dream home / Subdivide and live in the existing home whilst building on the other / or Developing new properties (STCA).

Location attributes offer:

- Convenient Access: Enjoy easy access to the T-way, ensuring seamless transportation options to various destinations. Whether you're commuting to work, exploring the city, or visiting friends and family, you'll have a hassle-free travel experience.
- Excellent Connectivity: Situated within walking distance to bus stops that connect you directly to Parramatta and Liverpool, this home offers the ultimate convenience for those who value accessibility. Say goodbye to long commutes and embrace a lifestyle where everything is within reach.
- Proximity to Schools: Families will appreciate the closeness to schools, ensuring that your children have quality education options nearby. Spend less time on the road and more time enjoying precious moments together.
- Nearby Amenities: Indulge in a leisurely stroll to McCredie Park perfect for outdoor activities and enjoying the fresh air and football fields, and easy access to Guildford swimming pools. Additionally, the Guildford Leagues Club and neighborhood shops are within walking distance, offering convenience for your everyday needs.

First time offered in 50 years! Developers, Investors and Savy Buyers - Don't miss out on this incredible opportunity to own a remarkable property in Guildford West. Contact us today to arrange a viewing and take the first step toward making this exceptional property your own. Act fast, as this highly sought-after gem won't stay on the market for long!

Rental Appraisal: \$850 per week

Disclaimer: The information presented has been furnished from sources we deem to be reliable. We have not verified whether or not the information is accurate and do not accept any responsibility to any person and do no more than pass it on. All interested parties should reply on their own enquiries in order to determine the accuracy of this information.