

5 LINWOOD STREET, Guildford West, NSW 2161

Cumberland Realty

House For Sale

Monday, 8 January 2024

5 LINWOOD STREET, Guildford West, NSW 2161

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 706 m2

Type: House



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AUCTION UNLESS SOLD PRIOR

AUCTION 10TH FEB 2023 AT 1.30PM. Discover the potential of 5 Linwood St, Guildford West - a fantastic investment, duplex development, or knock-down rebuild opportunity in a sought-after locale. There is superb scope to develop as a duplex, build your family dream home, lease out as is, or add a granny flat for extra income, (STCA) PROPERTY AREA: 706.19 SQUARE METRES PROPERTY DIMENSIONS: 14.48 X 48.77 Property Features:- Neatly presented with north-to-rear aspect- 706 sqm block with R2 zoning, providing a canvas for your development dreams- Existing dwelling with separate living and dining zones- Three bedrooms, one bathroom, 2 toilets, a functional kitchen, and 2 large family rooms, plus a dining room- Air conditioning for added comfort- Single garage at the rear, complemented by a side driveway Development Potential:- Superb scope to develop into a duplex (STCA)- Build your dream family home, with room for a pool and/or granny flat- Lease out the existing dwelling for immediate returns. Rental Estimate \$600 per week.- Add a granny flat for additional income (STCA), Granny Flat rental potential \$650 per week Location Attributes : - Close proximity to McCredie Park and Guildford Leagues Club- Nearby schools include Guildford West Public School, St Patrick's Primary School, Merrylands High School, and Cerdon College- Easy access to bus transport and Guildford Railway Station Flexibility and Options:- Invest, occupy, or redevelop - the choice is yours- Explore the potential to turn this property into a duplex or a brand-new home (STCA) Don't miss your chance to secure a property with endless location possibilities! Contact us now for more details and to arrange an inspection. Your next investment or development venture awaits! Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy; however, we cannot guarantee it. All interested parties should make and rely upon their own enquiries.