

**70 Queen Street, Guildford, NSW 2161**



**House For Sale**

Wednesday, 17 April 2024

70 Queen Street, Guildford, NSW 2161

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 569 m2**

**Type: House**



Terri Godfrey  
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Milad Chaar  
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## Price Guide \$1,195,000

PROPERTY LAUNCH - ALL OFFERS MUST BE SUBMITTED BY 5PM SATURDAY 27TH APRIL 2024

Enjoying a preferred high-side position on a large 569.1sqm parcel with a wide 18.28m street frontage, this very well presented three-bedroom family home presents plenty of opportunity for home buyers, investors and developers. Offered in fresh, clean condition, the residence offers two separate air-conditioned living areas, a lovely eat-in gas kitchen with dishwasher, internal laundry, neat bathroom, plus a built-in robe and air-conditioning in the master bedroom. The home has a separate lock-up garage with plenty of driveway parking space on a manicured, flat rear yard which is ideal for kids play. 100 metres to the bus stop, just over 200 metres to Sandra Street Park, 350 metres to the fast T-Way bus for both Parramatta and Liverpool, and only 450 metres walk to school. Ready for living or rental as is, this is also a great block to build a new family home or potential duplex construction on the high side of the street subject to council approval.\* Stand-alone 3-bedroom family home\* Air-conditioned living areas\* Separate lock-up garage plus off-street parking\* Walk to T-Way bus, school and shops\* Large 569.1sqm high side with 18.218metre street frontage\* Council: \$386pq | Water: \$171.41pq\* Investors Note: Currently rented at \$600 per week

DISCLAIMER: 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.