

# 8 & 8a Bury Road, Guildford, NSW 2161



## House For Sale

Thursday, 13 June 2024

8 & 8a Bury Road, Guildford, NSW 2161

Bedrooms: 6

Bathrooms: 4

Parkings: 4

Area: 815 m2

Type: House



Matt Carpenter  
0297606666



Rita Kahkejian  
0297606666

## AUCTION - Bidding Guide \$1,600,000

Here is a rare opportunity to secure two separate, beautifully presented three bedroom family homes, on one large 815.7 sqm block, making this package ideal for the extended family, or investors looking to maximise rental returns. Both homes boast exceptional inclusions and bright contemporary styling to support busy modern lifestyles. The renovated front home enjoys a generous floorplan with easy-care tiled flooring throughout, a separate formal lounge, informal dining and a sunny air-conditioned family room, loads of internal storage space, a polyurethane gas kitchen with stainless steel appliances including dishwasher, an updated master bathroom completed in full tile, plus a second ensuite bathroom in the master bedroom which also has a walk-in robe. The modern rear residence presents a contemporary lifestyle with a welcoming manicured garden entry. This home includes solar panels, easy-care tiled flooring, chic plantation shutters, LED lighting and ducted air-conditioning, a sunny living room adjoining the modern gas kitchen with stone bench tops, filtered water system and stainless-steel appliances including dishwasher, premium fully tiled bathrooms, as well as built-in robes in all the bedrooms including an ensuite in the master bedroom. Both homes enjoy private covered alfresco spaces plus there is ample off-street gated parking available with an additional double carport at the rear. 230 metres to the bus stop, 400 metres to Guildford restaurants, cafes and shopping and 650 metres to the train station. With easy access to the Parramatta CBD via Woodville Road, this is a multi-home package you don't want to miss. \* Renovated 3-bedroom family home\* Additional near new 3-bedroom family home\* Quality tiled flooring with exceptional finishes throughout\* Off-street parking for more than 5 cars\* Walk to station and shopping\* Council: \$606pq | Water: \$198pq | Land: 815.7sqm 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.