

**8 McCredie Road, Guildford West, NSW 2161**

**CENTURY 21**

**House For Sale**

Tuesday, 13 February 2024

**8 McCredie Road, Guildford West, NSW 2161**

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 972 m2**

**Type: House**



**Maan Muhana**  
0297276677



**Ayman AlOmar**  
0297276677

## AUCTION

This appealing home is well-appointed throughout and ready to be lived in yet holds a lot of potential to take advantage of a DA and CC approved Duplex development and truly capitalise on its great location. Set on a large 972 sqm approx landholding with an extra-wide 15.29m street frontage, it offers multiple options with potential to use as an investment with immediate rental returns, a great family home or an exceptional opportunity for developers which is located central to a range of lifestyle local amenities. ATTENTION DEVELOPERS! The hard work of obtaining approvals have been done including all Council Contributions and Long Service Levy has been paid.- DA and CC Approved dual occupancy site with 2 bedroom Granny Flat and inground swimming pool- DA provides for Torrens Title Subdivision - The proposed two-storey homes will feature light-filled open living spaces- Each with a terrace, grassed rear garden and swimming pool- The current fibro cottage home has 2 bedrooms with a potential rental income of \$600-\$650 per week.- Strolling distance to parks, buses, schools and local shops All DA and CC approved plans are available on request. DISCLAIMER We have in preparing this information used our best endeavours to ensure that the information contained therein is true and accurate however, accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective buyers should make their own enquiries to verify the information contained herein.