

**8 Waratah Street, Old Guildford, NSW 2161**

**House For Sale**

Friday, 29 March 2024



8 Waratah Street, Old Guildford, NSW 2161

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 3**

**Area: 701 m2**

**Type: House**



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## **AUCTION GUIDE \$1,220,000**

WELCOME TO YOUR NEW PROPERTY...Epitome of opulent living with this stunning single storey property. Not just one, but three dwellings, this residence is tailor-made for discerning individuals seeking unmatched comfort, style, and versatility. From its unparalleled amenities to its prime location, this property offers a lifestyle of unparalleled luxury and convenience. This incredible home, with its expansive layout and versatile living spaces, caters perfectly to the needs of large families, multigenerational households, or savvy investors seeking both comfort and investment potential.

**FEATURES OF THE PROPERTY:-** Spread across three dwellings, this property provides ample space for everyone. - Three bedrooms complete with built-in wardrobes, ensuring both style and functionality.- Master bedroom featuring a walk-in robe and ensuite for added convenience and luxury.- Generous living areas, there's plenty of room for relaxation, entertainment, and family gatherings.- Expansive kitchen with stainless steel appliances, ample bench space, and abundant storage for all your culinary needs.- Sleek design and modern fixtures of the main bathroom, featuring a luxurious bathtub-shower combo for ultimate relaxation.- Uniquely designed, the property offers a separate two-bedroom granny flat and a one-bedroom granny flat, both brand new and perfect for extended family or rental income- Spacious backyard, complete with an alfresco area and outdoor kitchen. Plus, with a gate leading to a huge park at the back, outdoor recreation is just steps away.- Take advantage of the expansive driveway and street parking, providing effortless accommodation for multiple vehicles.-

**QUALITY INCLUSIONS:** Split air conditioning, internal laundry in all dwellings, and downlighting

**WHY OLD GUILDFORD?-** Located approximately 27 kilometres west of the bustling Sydney central business district.- Located in the Cumberland Council area, Guildford offers a range of amenities, including schools, parks, sports grounds, pools, and a bustling retail precinct.- Guildford Railway Station, situated at the heart of the suburb, provides convenient access to transportation.- Guildford is blessed with several beautiful parks, each offering its unique charm such as McCredie Park, Guildford Park, Campbell Hill Pioneer Reserve, Woodville Public Golf Course.

**BOOK YOUR INSPECTION NOW!**

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