

**12 Karani Avenue, Guildford West, NSW 2161**

**House For Sale**

Wednesday, 26 June 2024



12 Karani Avenue, Guildford West, NSW 2161

**Bedrooms: 3**

**Bathrooms: 2**

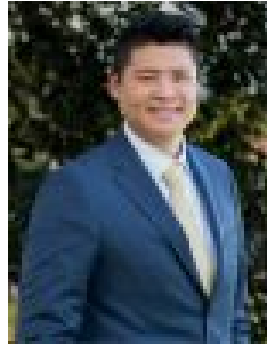
**Parkings: 1**

**Area: 556 m2**

**Type: House**



Rebecca Shamoun  
0423302021



Jimmy Tran  
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## For Sale

Presenting 12 Karani Avenue, the perfect opportunity to add to your investment portfolio. Set on a generous 556sqm block, with 19.5m frontage, the property also presents an opportunity to purchase with DA plans for a duplex site (S.T.C.A). Features include; • Three bedroom home, built in wardrobes • Two bathrooms, one with attached laundry • Detached garage, adjoining covered car port • Opportunity to knock down & rebuild • 556sqm block of land with 19.5m frontage • Add a granny flat to achieve dual occupancy (S.T.C.A) • DA submitted for semi detached duplex, pending approval • Rental return \$650 per week on a periodic lease Conveniently located near local schools, parks, restaurants, m4, and the Cumberland Highway.