

**27 Morven St, Old Guildford, NSW, 2161**

**Sold House**

Thursday, 22 August 2024

**27 Morven St, Old Guildford, NSW, 2161**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Regina Hong  
0296424288



Marney East  
0296424288

## **SOLD BY RICHARD MATTHEWS REAL ESTATE**

### **An Impeccable Opportunity of Refined Elegance Brimming with Potential**

Resting on a sweeping parcel, this rare charm exudes elegance and potential, offering both a perfect haven for the growing family and a sought-after canvas inspiring future developments (subject to council approval). Revealing a faultless blend of luxury comforts and seamless proportions with three brilliant bedrooms and an admirable self-contained retreat at it's rear. This immaculate prized address sets the stage for stylish living or the opportunity to be creative, an unmatched appeal to the first home buyers or savvy investors.

#### **ESSENTIALS & INCLUSIONS:**

- Endearing rendered façade with a sleek frontage of 15.24m set on an impressive 929.5sqm parcel of land
- Warming entrance into an effortless open plan across a sprawling single level, flaunting modern tiling throughout with airy, light filled interiors with flawless finishes
- Sparkling bright kitchen with contemporary finishes, stone benchtops and splashbacks, natural gas cooking, quality stainless steel appliances, and ample storage space
- Entertain with ease under the covered tranquil decking providing unrivalled entertaining with the perfect setting for relaxing, overlooking a sweeping lawn area perfect for the children to play
- Three tranquil bedrooms encompassing with excellent built in wardrobes
- Desirable retreat separately located at the rear complete with one bedroom, kitchen and bathroom perfect for guest accommodation, private office, or study
- Two lavish bathrooms with pristine amenities
- Secure carport parking
- Quality inclusions: Internal laundry, ducted air conditioning, downlighting, additional storage and much more.

#### **LIFESTYLE & EDUCATION:**

- A stones throw to a myriad of popular eateries, restaurants and essential amenities including Stockland Merrylands
- Close selection of surrounding parklands such as Springfield Park, Knight Park, and Woodville Golf Course
- Short stroll to public transport links as well as Yennora and Guildford Train Stations
- Local to private elite and public schools including Old Guildford Public School; Chester Hill High School

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