

39 Byron Road, Guildford West, NSW 2161

Laing+Simmons

House For Sale

Monday, 1 July 2024

39 Byron Road, Guildford West, NSW 2161

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 696 m2

Type: House



George Lattouf
0404004754



Daniel Eid
0410689567

Auction Onsite Saturday 27th July at 2pm

Discover the perfect blend of classic charm and updated comfort in this delightful 3-bedroom home. Nestled on a spacious block, this property offers endless possibilities for family living or future development.- Three (3) generously sized bedrooms each featuring built-in wardrobes, providing ample storage- Generous living areas offer plenty of room for family gatherings, entertaining guests, or simply unwinding in comfort- The kitchen boasts stone benchtops, stainless steel appliances, and a gas cooktop, making it a pleasure to prepare meals in this stylish and efficient space - Enjoy the beautifully designed bathroom with floor-to-ceiling tiles, a separate bath, and a shower for a relaxing and functional space- The detached garage offers a versatile space that can be used as a retreat, home office, or workshop, adapting to your needs- The expansive block of 696 sqm (approx.) and a wide frontage of 15.24m (approx.) provides endless opportunities for development or outdoor enhancements to suit your vision - Conveniently located only 1.1km from Guilford station and private and public schools, 2.9km from Aldi and other local convenient stores, 2.9km from Granville South Public School- Currently leased out for \$750 per week with potential to increase- Current Outgoings: Water: \$171.41 p/q| Council: \$\$437.50 p/qLaing & Simmons Merrylands and its directors, employees and related entities believe that the information contained herein is gathered from sources we deem to be reliable. However, no representation or warranties of any nature whatsoever are given, intended or implied. Any interested parties should rely on their own inquiries.