

# 64 Adam Street, Guildford, NSW 2161



## House For Sale

Monday, 8 July 2024

64 Adam Street, Guildford, NSW 2161

Bedrooms: 5

Bathrooms: 3

Parkings: 1

Area: 556 m2

Type: House



Allen Abed  
0297387999



Le Ly  
0422432057

## AUCTION | Allen Abed

Prime Real Estate Unveiled! First National Chester Hill is thrilled to present this spectacular property—an exceptional investment opportunity nestled on the high side of a tranquil street. Enjoy the convenience of being in close proximity to all amenities.

**MAIN FEATURES-HOUSE:-** 3-bedroom home- Large lounge room- Great kitchen opens to dining- 2 bathrooms- Spacious private yard + covered entertainment area

**GRANNY FLAT-** 2 good sized bedrooms- Open plan lounge, dining & kitchen- Modern bathroom & kitchen- Internal laundry- Covered entertainment area- Huge private yard- Close to local Shops, Schools & Public transport- Currently leased to great tenants for \$1,100p/w

Other features include air conditioning, built-ins, gas cooking, garden shed, separate electric metre, long driveway, 3 toilets, plenty of storage space, and much more.

Located on the high side of a quiet street within a short walk to local shops, public transport, schools plus a short drive to Parramatta, Merrylands & Auburn CBD

Architectural concept plans available to build a brand new 4-bedroom double storey home – Subject to council approval & your own enquires. If you are searching for the perfect investment or family home with a 2nd income this one is for you! Do not miss out! See you at the open house!

**APPROX LAND SIZE:** 12.19 x 45.72 = 556.40sqm

**ADDRESS:** 64 Adam St, Guildford

**OPEN HOUSE SATURDAYS:** 11:30am – 12:00pm

**AUCTION:** ON-SITE SATURDAY 3rd August at 12:00pm

For more information or to find out what you need to prepare to bid at Auction contact ALLEN ABED ON 0421 531 360 OR LE LY ON 0422 432 057

**\*Disclaimer:** While First National Chester Hill have taken all care in preparing this information and used their best endeavours to ensure that the information contained herein is true and accurate, we accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained. First National Chester Hill urge prospective purchasers to make their own enquiries to verify the information contained herein.