

7 Morven Street, Guildford, NSW 2161



House For Sale

Wednesday, 19 June 2024

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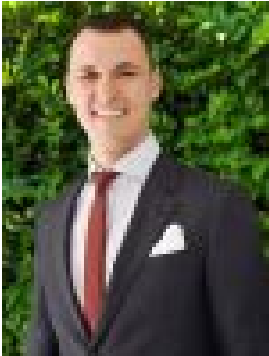
Bedrooms: 7

Bathrooms: 4

Parkings: 2

Area: 933 m2

Type: House



Hassan Derbas
0296314433



Jordan Laoulach
0499928884

Auction

Welcome to your dream home at 7 Morven Street, where every detail has been thoughtfully curated to provide a haven of opportunity, either for development (S.T.C.A), work from home - ideal for trades people & or investment. Ample options for the astute buyer, as this property offers the choice of possible development site, with a 933.6 sqm block of land & 15 mtr frontage there is plenty of scope to explore (S.T.C.A), alternatively, the choice to work from home with ease of access to the rear yard, or, alternatively this can be an investors delight with possible rental income of \$1,650 per week. The heart of this home is the open floor plan that invites you to experience the joys of everyday living. Highlighting three-family areas, seven spacious bedrooms, and possible three rental investments. Highlight Features • 7 Bedrooms, main with en-suite • 5 Bathrooms throughout • Offering 3 Kitchens with ample bench & cupboard space • Currently the property is split into 3 residences • Front residence occupies 4 Bedrooms & 2 bathrooms • Rear residence offering 2 bedrooms & 2 bathrooms • Fully serviced teenagers retreat to ground floor with separate bathroom Development Potential • The beautifully well-manicured (933.6 sqm offering 15mtr frontage) backyard is perfect for weekend barbecues, development potential (S.T.C.A) • 3 self-contained home, 1 huge property. • Room for 4th dwelling at rear (S.T.C.A) • Spacious for a duplex build (S.T.C.A) Ideal for tradies • With direct access to rear yard, making this property perfect for any trade • Wide concrete driveway allowing ease of access to rear • Potential to construct huge shed Investment Potential • Main residence - Potential rental return \$650 per week • Second residence - Potential rental return \$550 per week • Studio/Granny flat - Potential rental return \$450 per week • Total potential rent - \$1,650 per week A once in a lifetime opportunity this property is versatile for families, investors, trades and developers. The opportunities are endless. Nestled on a huge land holding on Morven Street, this residence places you at the centre of convenience. Holroyd private hospital, Guildford Park, Guildford Public School, St Patricks Primary school are just a few amenities laying nearby. This property ensures you're well-connected to the pulse of the area while enjoying the tranquillity of your private haven. ONLINE enquiry policy - All email & online enquiries received from this website will not be attended to if a number & email address are not provided. All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries. Disclaimer: The information presented has been furnished from sources we deem to be reliable. We have not verified whether or not the information is accurate and do not accept any responsibility to any person and do no more than pass it on. All interested parties should rely on their own enquiries in order to determine the accuracy of this information.