

86 Henry Street, Old Guildford, NSW 2161



House For Sale

Wednesday, 19 June 2024

86 Henry Street, Old Guildford, NSW 2161

Bedrooms: 7

Bathrooms: 3

Parkings: 13

Area: 765 m2

Type: House



Shahe Terzian
0451717557



Sezer Yunus
0431264472

CONTACT AGENT!

Welcome to 86 Henry Street, Old Guildford a property of vast potential and unique charm. Featuring an 18-meter frontage and sitting on a generous 765m² land, this site offers incredible duplex development opportunities (STCA). The front house boasts 3 cozy bedrooms, a fully renovated master chef kitchen, a modern bathroom, and a private backyard, creating the ideal family sanctuary. Additionally, it includes a 3 bedroom granny flat with its own private driveway and studio with a private bathroom, perfect for extended family or rental income.

Key Features:

- Prime Location: Walking distance to Guildford and Yennora stations.
- High Rental Income: Potential for three rental streams: - Main House: \$750 per week - Studio: \$300 per week - Granny Flat: \$700 per week
- Development Opportunity: Expansive 765m² land with an 18.3 meter frontage, ideal for duplex development.
- Family-Friendly Main House: Includes 3 cozy bedrooms, a fully renovated kitchen, a modern bathroom and a private backyard.
- Approved Granny Flat: Fully legal 3-bedroom granny flat with its own private driveway and yard.
- Versatile Studio: Equipped with a private bathroom, perfect for extended family or as an additional rental unit.
- Unique Investment Potential: Offers rare dual-house development approval, granted before recent regulatory changes.

What sets this property apart is its legal approval for a granny flat or second house, granted before recent regulatory changes. This 3-bedroom granny flat comes with its own private driveway and yard, providing ultimate privacy and independence. Don't miss this rare opportunity in a category of its own.