

3, 3a & 3b Cardigan Street, Guildford, NSW 2161

Laing+Simmons

Townhouse For Sale

Friday, 5 July 2024

3, 3a & 3b Cardigan Street, Guildford, NSW 2161

Bedrooms: 6

Bathrooms: 6

Parkings: 6

Area: 663 m²

Type: Townhouse



George Lattouf
0404004754



Daniel Eid
0410689567

Auction Onsite Saturday 27th July at 12pm

Laing + Simmons Merrylands is pleased to present 3,3a & 3b Cardigan Street Guildford via auction. Outstanding investment or first home buyer opportunity to acquire a brand-new constructed, boutique brand-new 3 x 3-bedroom multi dwelling homes completed in June 2024. Selection of three homes must be sold. This rare offering presents an exceptional investment opportunity in a superb central location. Brand-new, this development consists of 3 x 3-bedroom homes, each meticulously designed with modern living in mind. Spread across two levels, boasting spacious living spaces and modern finishes. Crafted with contemporary features, each residence offers lock up garages with internal access. Ideal for first home buyers, investors looking at anticipated for future growth, this investment presents promising opportunities. Additional highlights of the property are outlined below:- Corner position with superb street frontages for all homes- Contemporary homes completed in June 2024- Selection of three (3) available homes with three (3) bedrooms- Efficient floorplan layouts with district view from balconies- Ensuites to all bedrooms, polished concrete flooring with exquisite interiors - Designer main bathrooms and separate water closet - Combined living and dining and additional living areas - Upstairs study nook with kitchen sink or ideal bar- Spectacular kitchens with gas cooking and dishwashers - Alarms, ducted air conditioning, CCTV cameras - Each townhouse boasts lock up garage with additional car spaces - Low maintenance complex with separate water/gas/electricity meters - Expected rental return \$950-\$980 per week (approximately)- Strategically positioned in a highly sought-after area, offering rare investment opportunity- Ideal opportunity to capitalise on the current housing shortage and migration boom - Short Walk to Guildford & Merrylands Shopping Centre and train station, public transport, schools, childcare, parks and short drive to m4 motorway. Laing & 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.