

**10 Rhodes Avenue, Guildford, NSW, 2161**



**House For Sale**

Saturday, 23 November 2024

10 Rhodes Avenue, Guildford, NSW, 2161

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**

## Large Family Home on Expansive Block - Development Opportunities Await!

Offered for the first time in 60 years, this spacious double story five-bedroom family home sits on a generous 920sqm block, making it an ideal investment property or development opportunity. Enjoy the convenience of being just a short stroll from Guildford train station, bus services, shops, schools, and recreational facilities. This lovingly cared-for home, built and maintained by the same family since the 1970s, offers an excellent chance to create your dream living space or investment project. Don't miss out-contact us today to arrange a viewing!

- The home features an expansive layout with formal living areas and beautiful floorboards throughout, providing a warm and inviting atmosphere.
- Accommodate your family comfortably with five large bedrooms with polished timber flooring , two of which include built-in robes.
- The original kitchen offers ample storage and adjoins a cozy dining area, perfect for family meals.
- The main bathroom includes a separate bathtub and shower.
- A spacious internal laundry provides added convenience with an adjoining lower ground floor shower and toilet
- Set on the high side of the street, the property offers a wide 15.24m frontage and plenty of storage options.
- A double lock-up garage with drive-through access to the backyard ensures ample parking and storage space.
- The property has an estimated rental income of \$800 per week, making it a lucrative investment option.
- With duplex and granny flat development potential (subject to council approval), this property presents countless opportunities for expansion or redevelopment.