

29 Clement Street, Guildford, NSW, 2161

blueprint.

House For Sale

Monday, 9 December 2024

29 Clement Street, Guildford, NSW, 2161

Bedrooms: 3

Bathrooms: 1

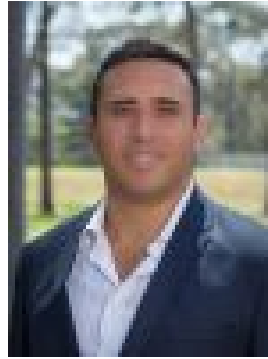
Parkings: 2

Area: 552 m2

Type: House



Lebba Khater
0298904005



Anthony Malek
0298904005

IDEAL 552sqm | 1KM TO GUIDLFORD STATION & SHOPS

Inspection Times Mon 09 Dec 6:30 PM - 7:00 PM Sat 14 Dec 3:30 PM - 4:00 PM
IDEAL 552sqm | 1KM TO GUIDLFORD STATION & SHOP
This exceptional property features a spacious three-bedroom home on an expansive 552sqm parcel of land, offering the perfect canvas for the astute investor or developer/builder looking to add value through a possible *duplex or those looking to build their dream home (*subject to council approval). Perfectly located within one (1) kilometre of Guildford Railway Station and retail precinct, within two (2) kilometres of several esteemed schools, parks and sporting facilities and robust transport links ensure convenience and accessibility. The home comprises timber flooring throughout, large kitchen with dining area, lounge, three bedrooms, main bathroom, study and laundry. An alfresco entertainment area is located in the private rear yard together with a huge lock up garage plus storage shed and carport. The home can achieve a rental within the vicinity of \$600/Week whilst you await development/building approvals.- Outstanding, rear east facing, 552sqm block in a quiet street- The ideal canvas for your *dream home or *duplex (*subject to council approval)- Prime location with R2 Residential Zoning under Cumberland City Council- In close proximity to local schools, shops and transportation links- Easy access to M4 & M7 Motorways
For further details and to arrange an inspection please contact Anthony Malek or Lebba Khater. All information has been provided to Blueprint Property by third parties. We use our best endeavors to ensure that all the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements. Prospective tenants/buyers should make their own enquiries to verify the information contained therein. All information displayed is current at the time of issue, but may change at any time.