

**80 Hawksview Street, Guildford, NSW 2161**

**Laing+Simmons**

**Townhouse For Sale**

Monday, 1 July 2024

80 Hawksview Street, Guildford, NSW 2161

**Bedrooms: 14**

**Bathrooms: 9**

**Parkings: 8**

**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 80a Hawksview street Guildford and 3,3a & 3b Cardigan Street Guildford via auction. Outstanding investment opportunity to acquire a brand-new constructed, boutique block of four (4) townhouses in one line completed in June 2024. This rare offering presents an exceptional investment opportunity in a superb central location. Brand-new, this development consists of four (4) strata-titled townhouses, each meticulously designed with modern living in mind. Spread across two levels, these townhouses boast spacious living spaces and modern finishes. Crafted with contemporary features, each residence offers lock up garages with internal access. Anticipated for future growth, this investment presents promising opportunities. Additional highlights of the property are outlined below:- To be offered in one line - Corner position with superb street frontages for all townhouses- Contemporary block of strata-titled townhouses, completed in June 2024- 3 x 3-bedroom townhouses & 1 x 5-bedroom townhouse, plus study- 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 \$218,000\* per annum, with further growth and high rental demands - 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 Guilford & Merrylands Shopping Centre and train station, public transport, schools, childcare, parks and short drive to m4 motorway.\*Approximately 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.