

**3/59 Marian Street, Guildford, NSW, 2161**



**Townhouse For Sale**

Sunday, 8 December 2024

3/59 Marian Street, Guildford, NSW, 2161

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Harry Truong  
0423040010

## AUCTION

### FOR AUCTION

3/59 Marian St, Guildford

3 2.5 2 182SQ.M

### FEATURE YOU WILL LOVE:

- Spacious combination of living & dining area enjoys the outdoor flow.
- Premium quality kitchen bench-top, gas cooktop, range hood, oven, and plenty of cupboard spaces plus an abundance of natural light from the window
- Upstair continues thoughtful design with 3 big bedrooms with built-in robes and timber flooring throughout
- The main bathroom features tiles throughout, a vanity mirror and free-standing showers
- Additional guest toilet downstairs
- Double lock-up garage.
- Excellence return for investors with possible rental income of \$750 per week.

### LOCATION:

- 5mins walk to guildford station.
- 2 mins walk to local shop.
- 10 mins walk to guildford public school.

Contact me to organise a private viewings