



**46 Campbell Hill Rd, Guildford, NSW 2161**
**Sold - \$1,305,000**

 House 7  3 


## INVESTORS DREAM

What a property! with a Potential rental return of approx. \$1,600.00 per week. This family home has everything to offer a growing family or an investor looking to maximize on their return. Offering a large 4 bedroom renovated house and a near new 3 bedroom granny flat.

Boasting generous proportions, contemporary interiors and exteriors this home features but is not limited to the following:

### Front house:

- Tiled flooring throughout,
- 2 large modern kitchens with gas cooking,
- 2 modern bathrooms,
- 4 Lavatories
- 4 spacious bedrooms all with built-in wardrobes,
- 2 internal laundries,
- rear undercover pergola for entertaining friends and family

### Rear Granny Flat:

- Beautifully designed with open plan living & dining area,
- Tiled flooring,
- Modern kitchen with gas cooking,
- 3 spacious bedrooms with built-in wardrobes,
- modern bathroom,
- Large front undercover area with beautiful polished timber ceiling,
- Rear outdoor kitchen and undercover area.

Land size of 708sqm. Ample parking spaces at front and rear of property.

**Open for Inspection**

By Appointment.

### Listed By



Chris Kaltoum

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