



Guildford, 42 Robertson Street

SOLD AT AUCTION by Paulette Ghaleb 0408 888 810

This well-presented north facing clad home is the ultimate opportunity for families needing extra space for accommodation or savvy investors looking for dual income potential.

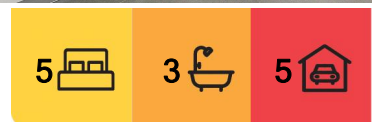
Set in a convenient location, just a short walk to Guildford West Primary School, parks, and public transport, the residence offers a flexible layout and an approved 2-bedroom granny flat.

Main Home Features:

- * 3 spacious bedrooms with built ins
- * Neat kitchen with gas cooking and large walk in pantry/storage room
- * Updated bathroom plus 2nd shower & toilet in the laundry
- * Formal lounge (or potential 4th bedroom)
- * Separate living & dining areas



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
\$1,360,000

View
ljhooker.com.au/1C5XF9E

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- * Sunroom —ideal for study or playroom
- * Storage room plus air conditioning in most rooms
- * Ample off-street parking
- * Tandem carport which accommodates up to three vehicles plus additional parking spaces at front
- * Solar energy panels
- * Under cover entertaining area
- * 150 metres approx. to Guildford West Public School and within easy reach to bus transport and parks.
- * Potential rent - \$700 per week approx.

Granny Flat:

- * Modern and spacious interior layout
- * Two bedrooms with built ins
- * Modern kitchen with gas cooking
- * Tile flooring throughout & air conditioning
- * Courtyard
- * Potential rent - \$450 per week approx.
- * Separate submeter for gas, water & electricity

Ideal for investors seeking dual rental income or families who need to accommodate guests or extended family members.

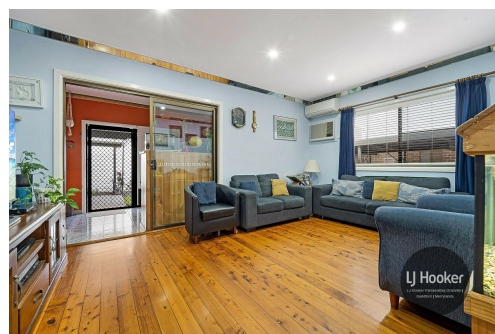
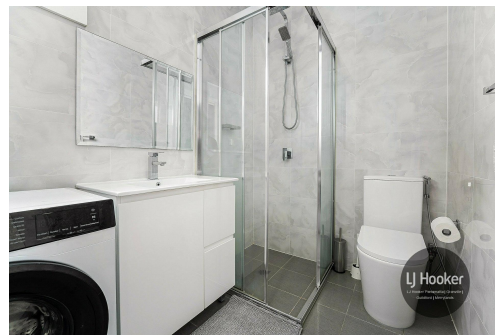
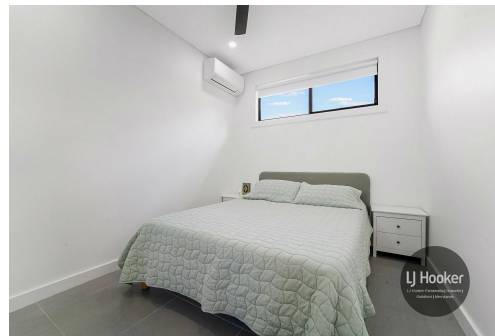
Alternatively, live in one and rent the other.

More About this Property

Property ID	1C5XF9E
Property Type	House
Land Area	510.9 m2
Including	Air Conditioning Toilets (3) Built-in-Robes Car Parking - Surface Close to Schools Close to Shops Close to Transport

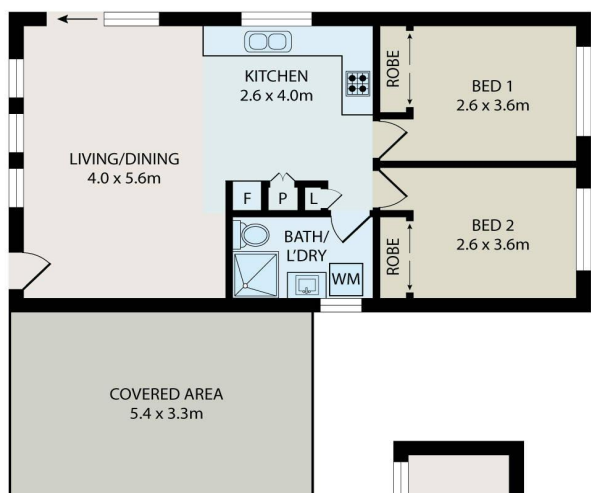
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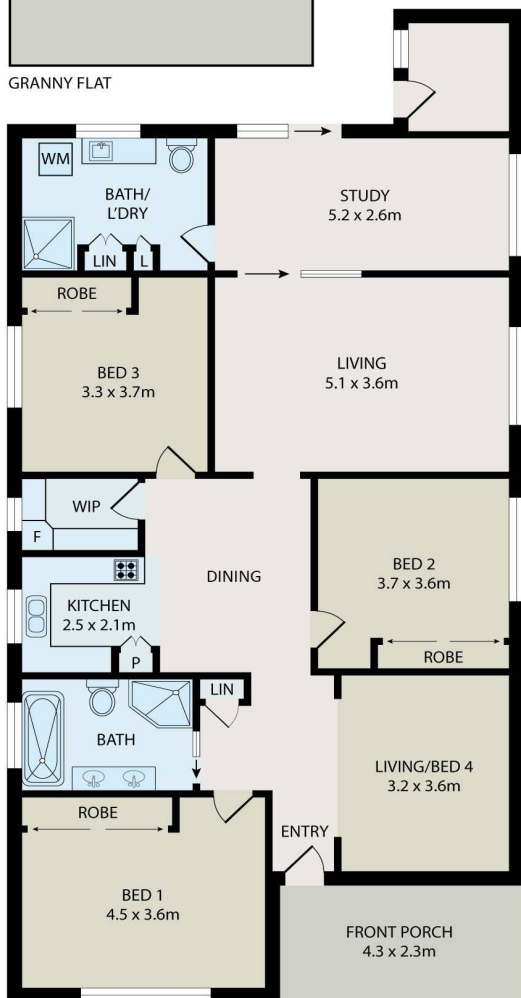


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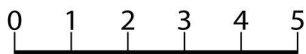
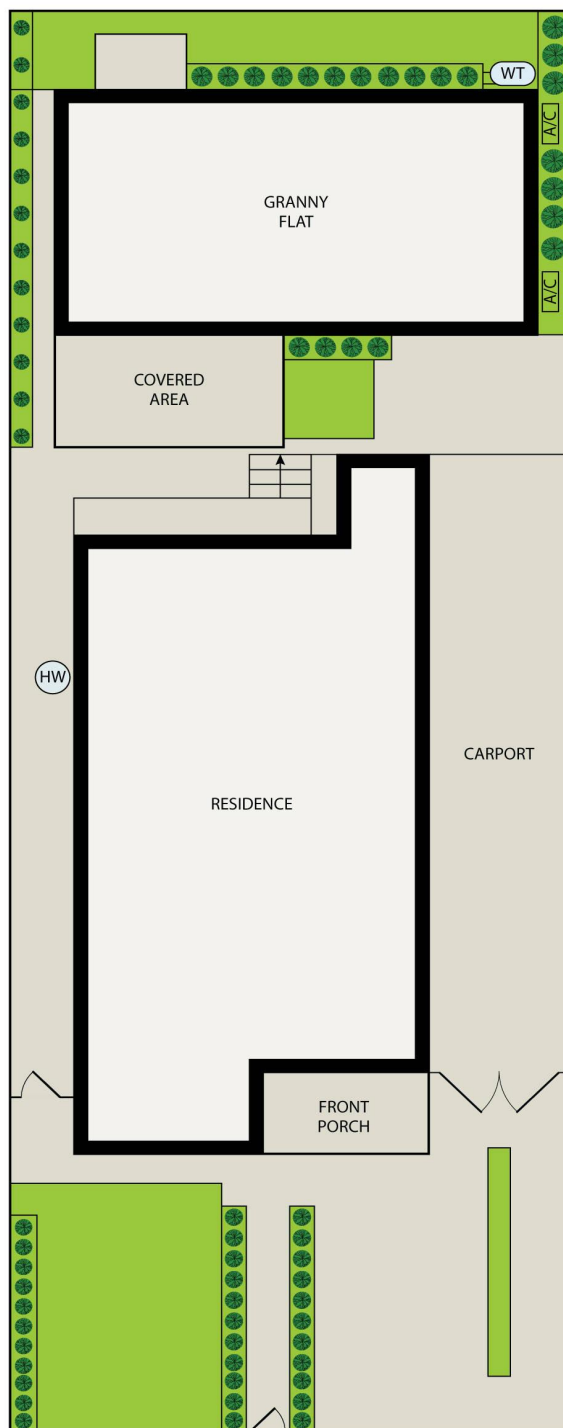
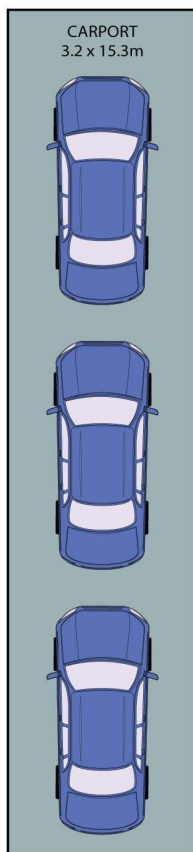
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GRANNY FLAT



GROUND FLOOR



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