



1 Ronald Place, Guildford

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## **SOLD AT AUCTION by Paulette Ghaleb 0408 888 810**

**FOR SALE**

\$1,316,000

**AGENTS**

Paulette Ghaleb

0408 888 810

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**AGENCY**

LJ Hooker Parramatta | Granville |

Guildford | Merrylands

(02) 9637 8555

Offered for the first time in 62 years, this neat older-style residence has been a much-loved family home and presents an outstanding opportunity in a popular, family-friendly location.

Nestled in a quiet cul-de-sac, the home enjoys a convenient setting with easy access to local schools, shops and public transport.

Immaculately maintained throughout, it offers comfortable living today with exciting scope for the future.

The home features three well-proportioned bedrooms, separate lounge and dining rooms, a spacious updated kitchen and a neat, well-kept bathroom.

A good-size garage provides ample room for parking and storage, complemented by the convenience of a second external toilet.

Outdoors, the child-friendly rear yard has been beautifully maintained and offers plenty of space for families to enjoy.

Set on a generous block of approximately 556.4sqm with an

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impressive 18.698-metre frontage, the property also presents excellent potential for future development, including a new home build or dual occupancy (STCA).

This is a rare chance to secure a well-cared-for home in a sought-after location with strong long-term appeal.

Features include:

- Neat older-style home, lovingly maintained
- 3 bedrooms with built ins
- Separate lounge and dining rooms
- Spacious updated kitchen
- Neat bathroom
- Good size garage with storage/work space
- Second external toilet
- Child-friendly, well-maintained rear yard
- Land area- 556.4 sqm block approx.
- Wide 18.698m frontage approx.
- Quiet cul-de-sac in a convenient, family-friendly location
- Explore the potential for development (STCA)

A wonderful home to enjoy now, with endless possibilities for the future.

## MORE DETAILS

Property ID	2GPJF9E
Property Type	House
Land Area	556.4 m2
Including	Toilets (2)
	Car Parking - Surface
	Close to Schools
	Close to Shops
	Close to Transport



**Paulette Ghaleb 0408 888 810**  
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