



10 Sybil Street, Guildford

Position, Potential & Plenty of Possibilities!

Nestled in a quiet cul-de-sac and enjoying a desirable elevated position, this neat clad residence presents an exciting opportunity for first home buyers, investors, downsizers and those looking to secure a good-sized parcel of land with potential.

Set on approximately 588sqm, the property offers a practical three-bedroom home with plenty of scope to add your own personal touch, improve over time or explore the possibilities the land may offer, including a potential knock-down rebuild or future development, subject to Council approval.

The existing home features:

- Three bedrooms with built ins
- Open plan living and dining area
- Additional sunroom providing versatile living space
- Neat and functional kitchen and bathroom
- Detached garage converted into a sleepout/teenagers' retreat
- Land area - 588sqm approx. (as per DP)
- Elevated position within a quiet cul-de-sac

The home provides a comfortable starting point, while its underlying

3 1 1

AUCTION

Sat 10th Oct @ 11:30AM

VIEW

Sat 26th Sep @ 10:00AM - 10:30AM

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



land component creates an opportunity for buyers with vision to transform the property and make it their own.

Families will appreciate the convenient location, with Merrylands High School approximately 500m away and Guildford West Public School approximately 850m away, along with bus transport, parks and everyday amenities all within easy reach.

Whether you are looking for your first home, a solid investment, a downsizer with land or a property offering scope for future improvement and potential redevelopment (subject to council approval), this is an opportunity worth exploring.

MORE DETAILS

Property ID	2HGUF9E
Property Type	House
Land Area	588.1 m2
Including	Toilets (2)
	Built-in-Robes
	Car Parking - Surface
	Close to Schools
	Close to Transport

Paulette Ghaleb 0408 888 810

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