



Guildford, 12 Karani Avenue

SOLD AT AUCTION BY JOSEPH NASR 0405 824 646

An outstanding opportunity to acquire this DA-approved residential site just moments to all amenities. The solid brick veneer 3 bedroom home is currently lease for \$725.00 per week until 29th of September 2025.

- *D.A Approved development for 2 Torrens title residential dwellings
- *2 x 5 bedroom, 2 level spacious detached homes
- *Total site area 556.4SQM with a 19.41M frontage
- *Excellent re-sale opportunities

*Sought after location of Guildford west within close proximity to schools, shops, transport, parks, main artillery roads, and M4 Motorway



For Sale
\$1,455,000

View
ljhooker.com.au/2FZYF9E

Contact
Joseph Nasr
0405 824 646
Joseph.Nasr@ljhooker.com.au



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.

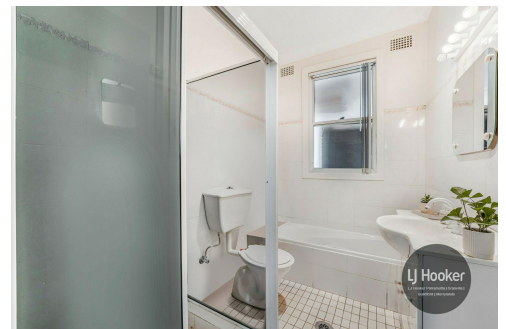
**LJ Hooker Parramatta | Granville |
Guildford | Merrylands
(02) 9637 8555**

More About this Property

Property ID	2FZYF9E
Property Type	House
Land Area	556.4 m2
Including	Toilets (2) Close to Schools Close to Shops Close to Transport

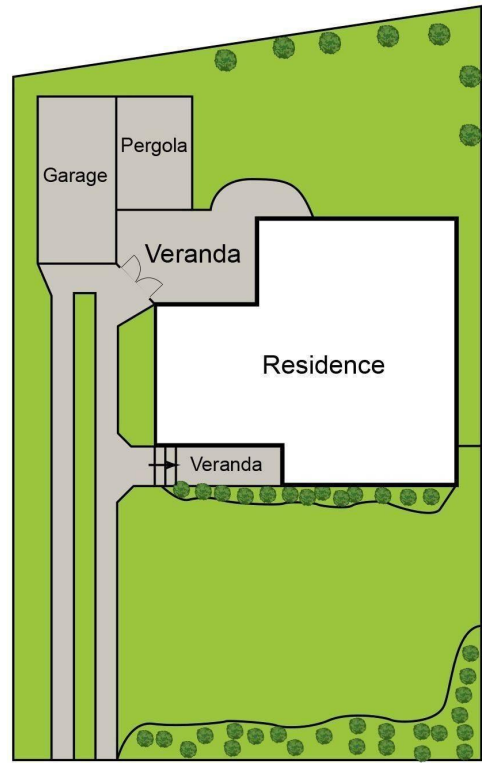
Joseph Nasr 0405 824 646
Area Specialist | Joseph.Nasr@ljhooker.com.au

LJ Hooker Parramatta | Granville | Guildford | Merrylands (02) 9637 8555
42 South Street, GRANVILLE NSW 2142
granville.ljhooker.com.au | granville@ljhooker.com.au

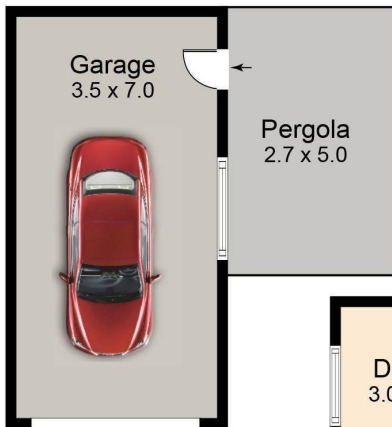


Disclaimer: All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Parramatta | Granville |
Guildford | Merrylands
(02) 9637 8555**



Site Plan



Floor Plan

12 Karani Ave Guildford West 2161

