



## Guildford, 2 Willoughby Street

SOLD AT AUCTION by Paulette Ghaleb 0408 888 810

Huge Corner Block - 746.1 sqm with 16.155 Meter Frontage (Approx - As Per DP)

First time offered by its original and only owner in 75 years, this immaculate clad residence has been a much loved and cared for family home and is a prime real estate opportunity with plenty of potential to offer.

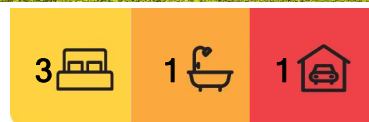
Nestled on a large north/east facing corner block of 746.1 sqm with 16.155 metre frontage (approx.) in a sought-after location that is conveniently set within easy reach to primary and high schools along with local shops, parks, places of worship and bus transport.

Live in or rent out until such a time as you have the means to expand and transform this home into a modern showpiece.

Alternatively knock down and build that dream home you have always wanted or explore



**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**  
\$1,620,000

**View**  
[ljhooker.com.au/2EN1F9E](http://ljhooker.com.au/2EN1F9E)

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**(02) 9637 8555**



the development potential it has to offer for various developments including duplex, granny flat or two stand-alone homes (all subject to council approval of course).

Notable features include:

- \* First Time Offered in 75 Years by the Original Owner
- \* Immaculate Clad Home - Well Presented Throughout
- \* Superb North/East Facing Corner Block
- \* Total Land Area- 746.1 sqm Approx. (as per DP)
- \* Wide 16.155 Metre Frontage Approx.
- \* Zoned R2 Low Density
- \* 3 Bedrooms Plus Separate Living & Dining Area
- \* Neat Kitchen & Updated Bathroom
- \* Potential for Duplex, Granny Flat or Two Stand-Alone Homes (Subject to Council Approval)
- \* Knock Down & Build Your Dream Home (subject to council approval)
- \* 350 Metres Approx. to Blaxcell Street Public School
- \* 750 Metres Approx. To Granville South Creative and Performing Arts High School
- \* Bus Transport, Parks and Local Shops Nearby
- \* Minutes' Drive to Parramatta CBD, Granville Centre & Stockland Merrylands
- \* Rare Opportunity - Homes Like This are Fast Becoming Scarce!

## More About this Property

<b>Property ID</b>	2EN1F9E
<b>Property Type</b>	House
<b>Land Area</b>	746.1 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (2) Car Parking - Surface Close to Schools Close to Shops Close to Transport

**Paulette Ghaleb 0408 888 810**

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DISCLAIMER: No liability for the accuracy of details contained within our floor plans. All plans are drawn and also checked to the best of our ability, however information contained in our floor plans such as area calculations are approximate, and have not been surveyed or drawn to scale. Our floor plans are for representational purposes only and should be used as such. Do not attempt to refer to our floor plans for structural or detailed information.



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