

2 Wynyard Street, Guildford

## DECEASED ESTATE—MUST BE SOLD —878.9sqm Clear Block-16.2m Frontage (Approx)

An exceptional opportunity awaits! On the market for the very first time in 60 years, This North Facing home situated on the high side of a quiet sought-after street. A truly clear, level block, this is the perfect property to renovate, build or develop (STCA), This is your chance to secure a prime piece of real estate with endless upside.

### Property Features:

- " Solid original 3-bedroom brick home —full of character and potential
- Open plan living and dining areas
- Neat kitchen and bathroom with scope to update
- Side driveway with ample parking and garage/storage
- External potential sleepout
- Outdoor laundry with Alfresco
- Live in or lease out while you plan your next move

### Land Highlights:

- " Huge 878.9sqm block (approx) with 16.2m frontage (approx)

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.

3 1 5

**FOR SALE**  
\$1,811,000

### AGENTS

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### AGENCY

LJ Hooker Parramatta | Granville |  
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LJ Hooker

- " Clear, level land with no easements —ready for redevelopment
- " North Facing, Elevated position —enjoy natural light, breezes, and street presence
- Ideal site for a dream home or duplex (STCA)

Location Benefits:

- Close to schools, shops, parks, and transport
- Strong buyer and rental demand in the area

This is a golden opportunity to secure a premium block with endless potential. Whether you're a homebuyer, builder, or savvy investor — this property is a standout!

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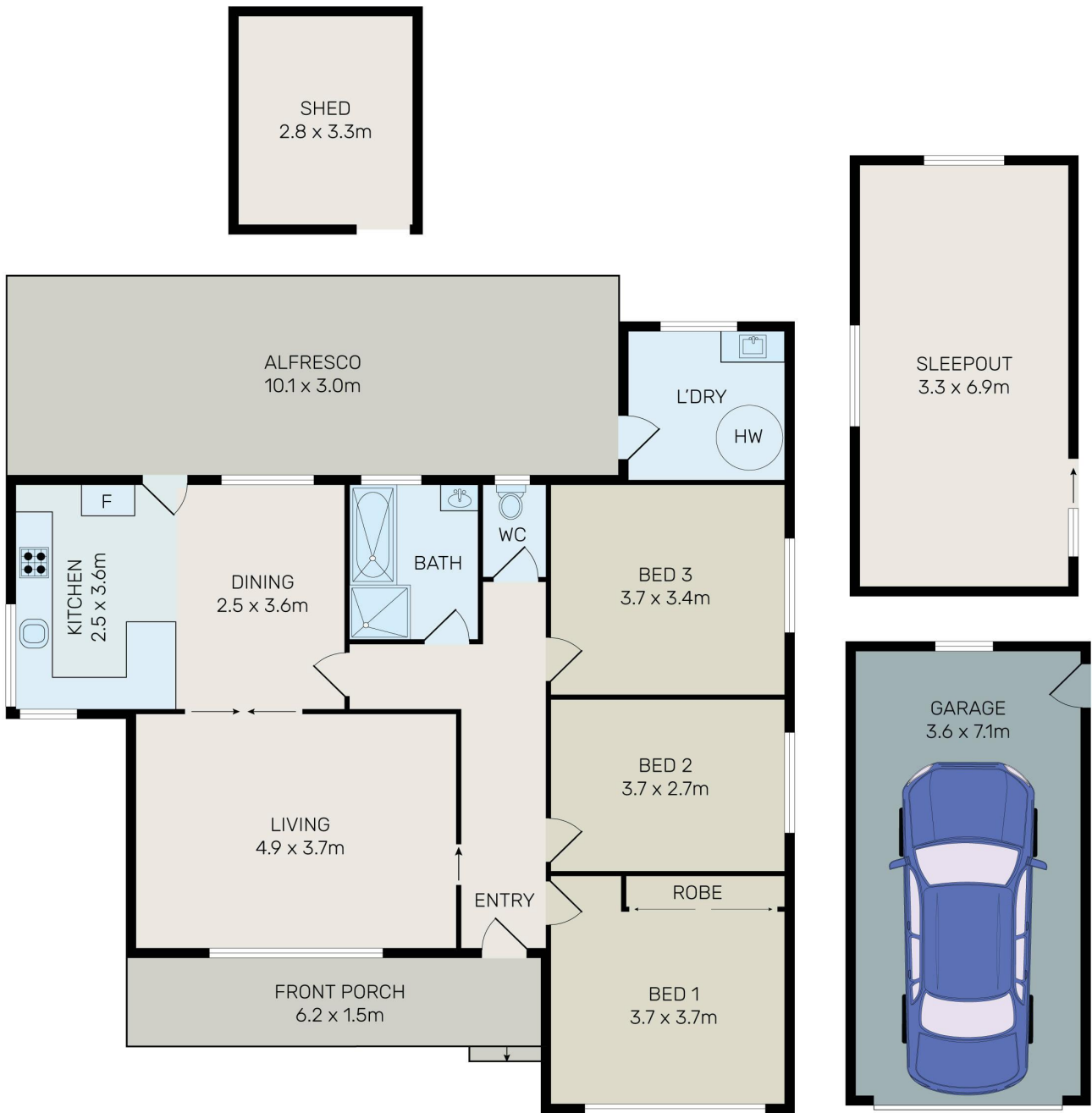
**MORE DETAILS**

Property ID	2G40F9E
Property Type	House
Land Area	878.9 m2

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