



Guildford, 201 Guildford Road

SOLD AT AUCTION by Paulette Ghaleb 0408 888 810

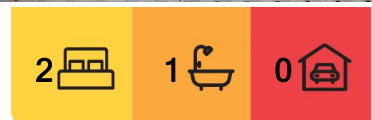
Prime Corner Position Plus Huge -18.593 Metre Approx Frontage

First time offered in over 60 years, this original weatherboard home is a rare offering and superb real estate opportunity!

Nestled on a prime corner block of 594.3 sqm approx. with a wide 18.593 metre frontage.

Boasting R3 Medium Density zoning, the property presents an exceptional opportunity for developers, investors or homeowners alike.

Whether you are looking to build your dream home, develop or land bank for the future, the unbeatable location and superb parcel of land with dual street access offers convenience combined with a multitude of options for future development.



For Sale
\$1,379,000

View
ljhooker.com.au/2FFMF9E

Contact
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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.

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Notable features include:

- * Total Land Area- 594.3 sqm Approx. (as per DP)
- * Wide 18.593 Metre Frontage Approx.
- * Zoned R3 Medium Density
- * Dual Street Access
- * Older Style Home in Need of TLC
- * Two Bedrooms, Separate Lounge, Eat-In Kitchen
- * Duplex/Dual Occupancy Potential (Subject to Council Approval)
- * Renovate & Live In
- * Knock Down & Build Your Dream Home (subject to council approval)
- * Explore the Potential for Two Detached Homes (subject to council approval)
- * 200 Metres Approx. to Guildford Shops
- * 500 Metres Approx. To Railway Station
- * Minutes' Drive to Parramatta CBD & Stockland Merrylands

Homes like this are fast becoming scarce, call today for more information.

More About this Property

Property ID	2FFMF9E
Property Type	House
Land Area	594.3 m ²
Including	Toilets (1) Car Parking - Surface Close to Schools Close to Shops Close to Transport

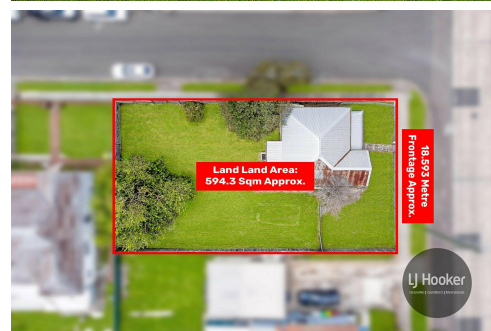
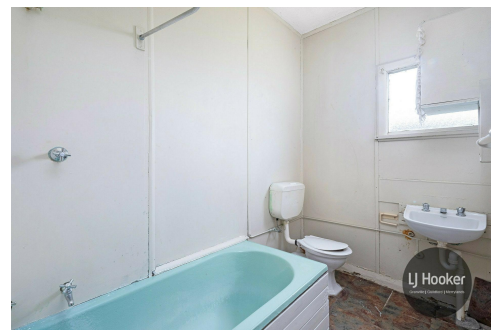
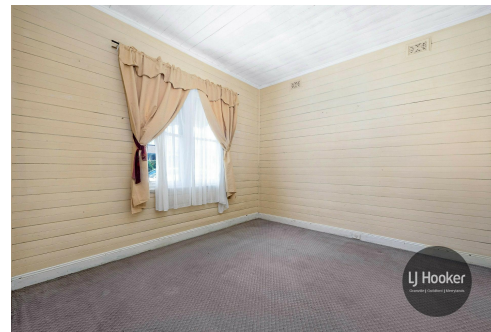
Paulette Ghaleb 0408 888 810

Area Specialist | pghaleb.merrylands@ljhooker.com.au

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42 South Street, GRANVILLE NSW 2142

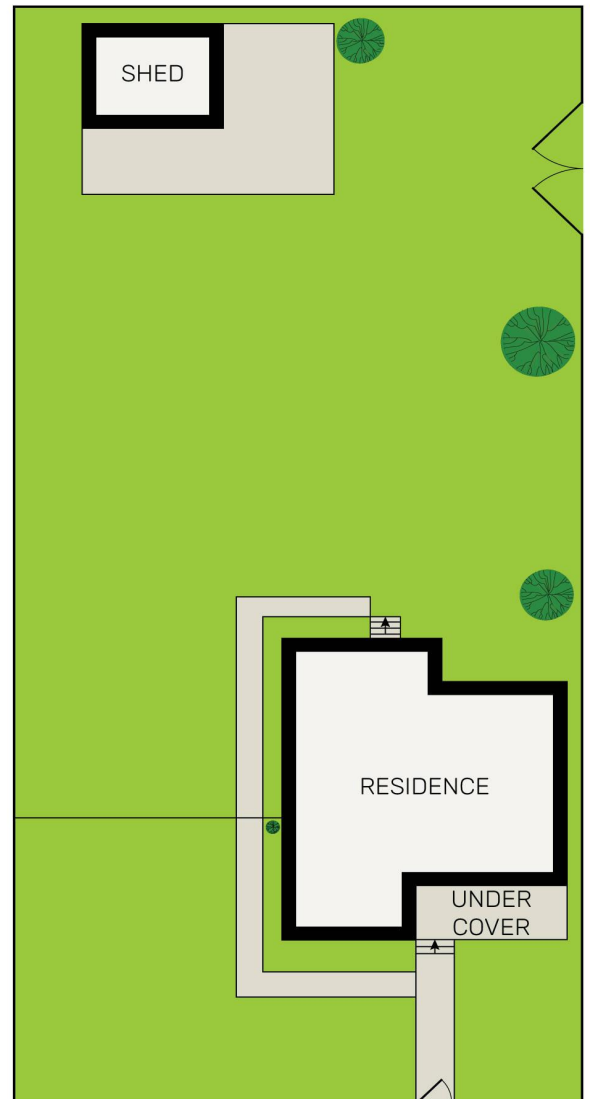
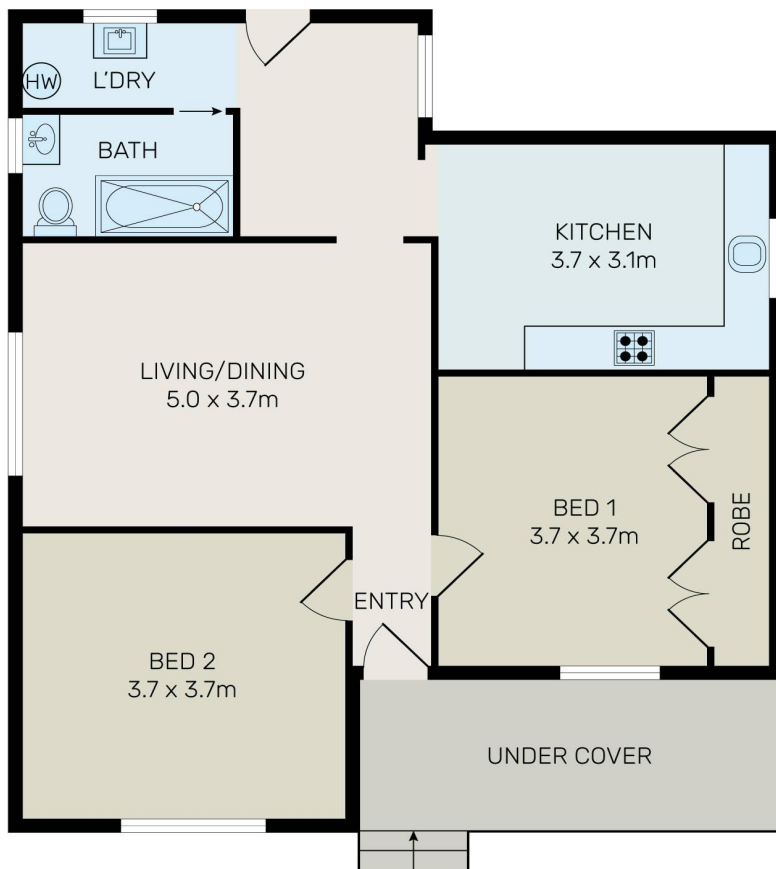
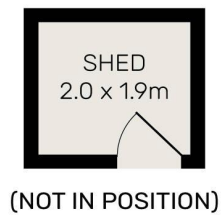
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