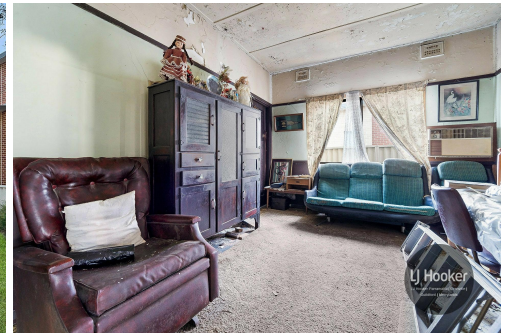
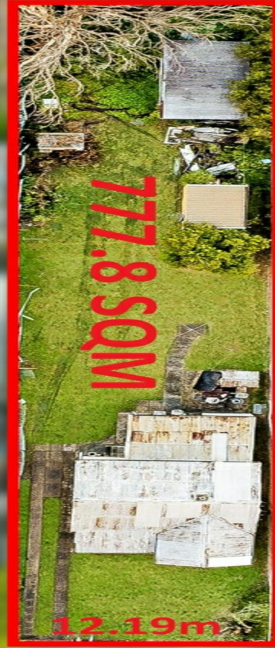


SOLD



Guildford, 207 Excelsior Street

DECEASED ESTATE —RENOVATE OR REBUILD

A rare opportunity awaits with this original weatherboard home, offered to the market for the first time in decades. Set on a generous 777.8sqm block with a 12.19m frontage (as per D.P), this property presents endless possibilities for renovators, investors, or those looking to build their dream home (STCA).

Key Features:

- * 3 bedrooms plus separate office
- * Original bathroom with separate shower and bathtub
- * Electric kitchen
- * External laundry
- * 2 garden sheds and a large driveway to park multiple vehicles
- * Substantial land size with clear building potential
- * 777.8sqm block with a 12.19m frontage (as per D.P)

3 

1 

3 

For Sale
\$1,315,000

View
ljhooker.com.au/1EKTF9E

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**

This deceased estate is in original condition and in need of full renovation or offers a prime knockdown and rebuild opportunity in a convenient Guildford location, close to schools, shops, and transport.

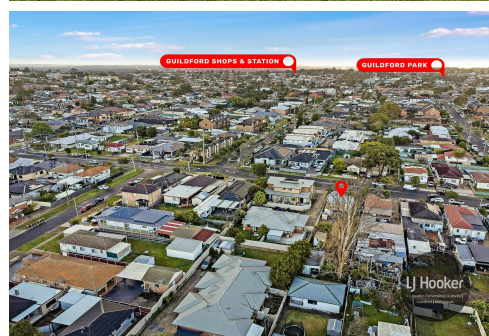
Opportunities like this are rare —secure your future and create something special.

More About this Property

Property ID	1EKTf9E
Property Type	House
Land Area	777.8 m2
Including	Study Close to Schools Close to Shops Close to Transport

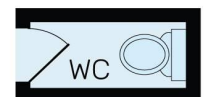
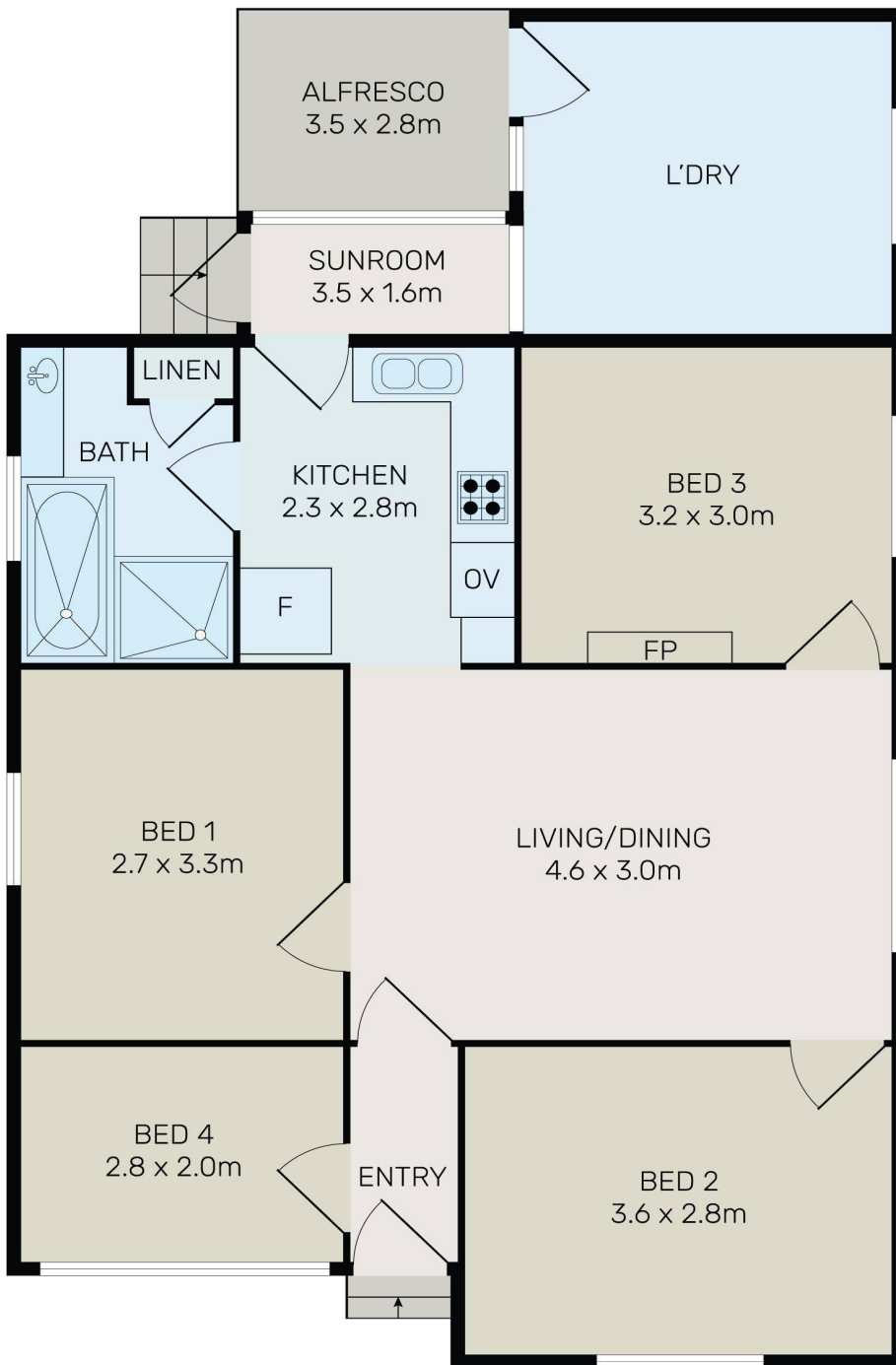
Joseph Nasr 0405 824 646
Area Specialist | Joseph.Nasr@ljhooker.com.au

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.

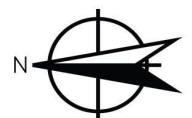
**LJ Hooker Parramatta | Granville |
Guildford | Merrylands
(02) 9637 8555**



(NOT ACTUAL POSITION)



All information contained herein is gathered from all sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.



207 Excelsior Street, Guildford



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

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.