



21 The Esplanade, Guildford

## Beautiful Corner Block Home

If you're looking for a modernized federation style family home, investment opportunity or redevelopment potential, you must put 21 The Esplanade, Guildford on your shopping list!

This fully refurbished family home pays homage to the country lifestyle with a touch of modern designs and living whilst retaining its gorgeous yesteryear charm.

Fantastic location! Within close proximity to Guildford train station, major shops, and only a short stroll to Merrylands and Parramatta city, surrounded by ample amenities that will cater for all your needs.




Great home for a family, investor or developer.

Duplex redevelopment potential: subject to approvals  
Granny flat development potential: subject to approvals

Features include:

- 3 bedrooms, 1 bathroom
- Floorboards and high ornate ceilings throughout
- Built-in wardrobes in each bedroom
- Restaurant inspired kitchen
- Near new main bathroom

All information contained therein is gathered from relevant third party 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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### AUCTION

Sat 9th May @ 10:30AM

### VIEW

Sat 18th Apr @ 11:00AM - 11:30AM

### AGENTS

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### AGENCY

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

 LJ Hooker

- Air conditioning
- Backyard with manicured gardens

2 land lots, R3 zone

## MORE DETAILS

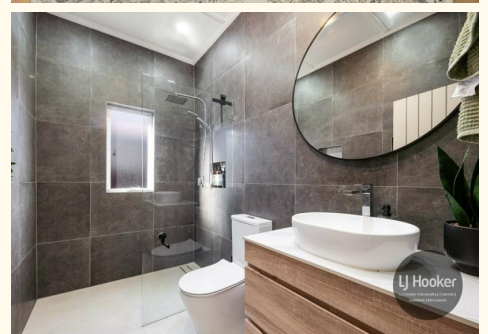
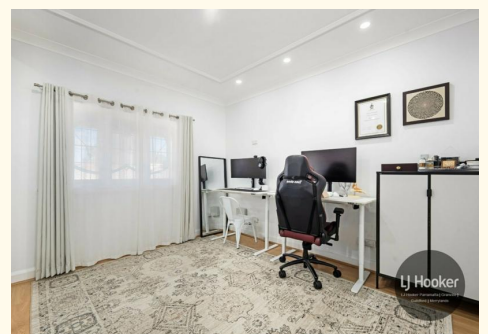
Property ID                    2GZZF9E  
Property Type                House

**Steven Khawam 0415 308 100**

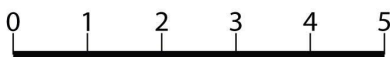
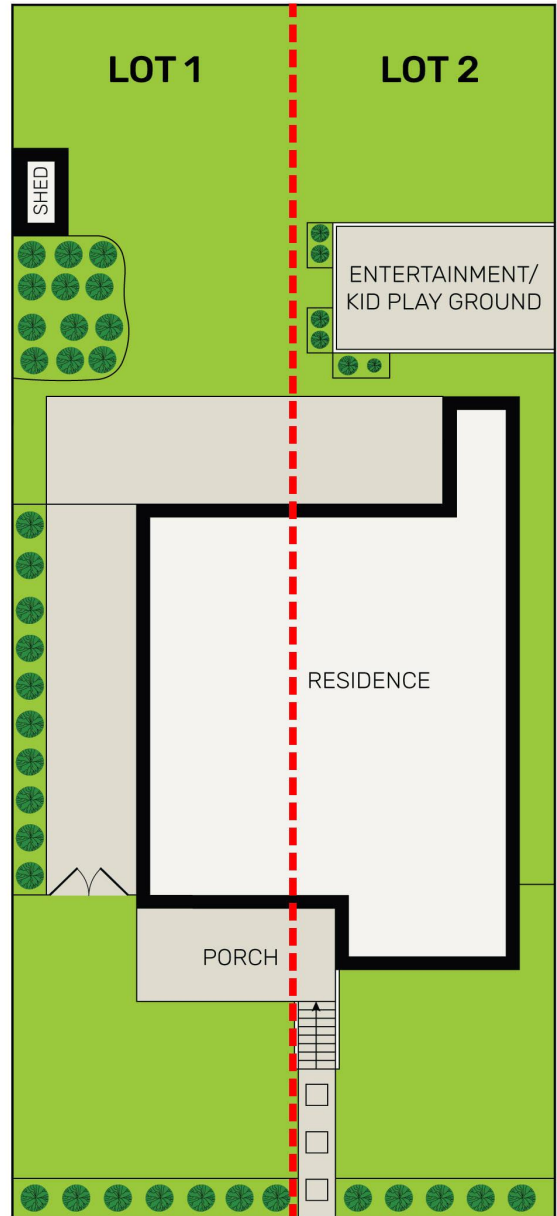
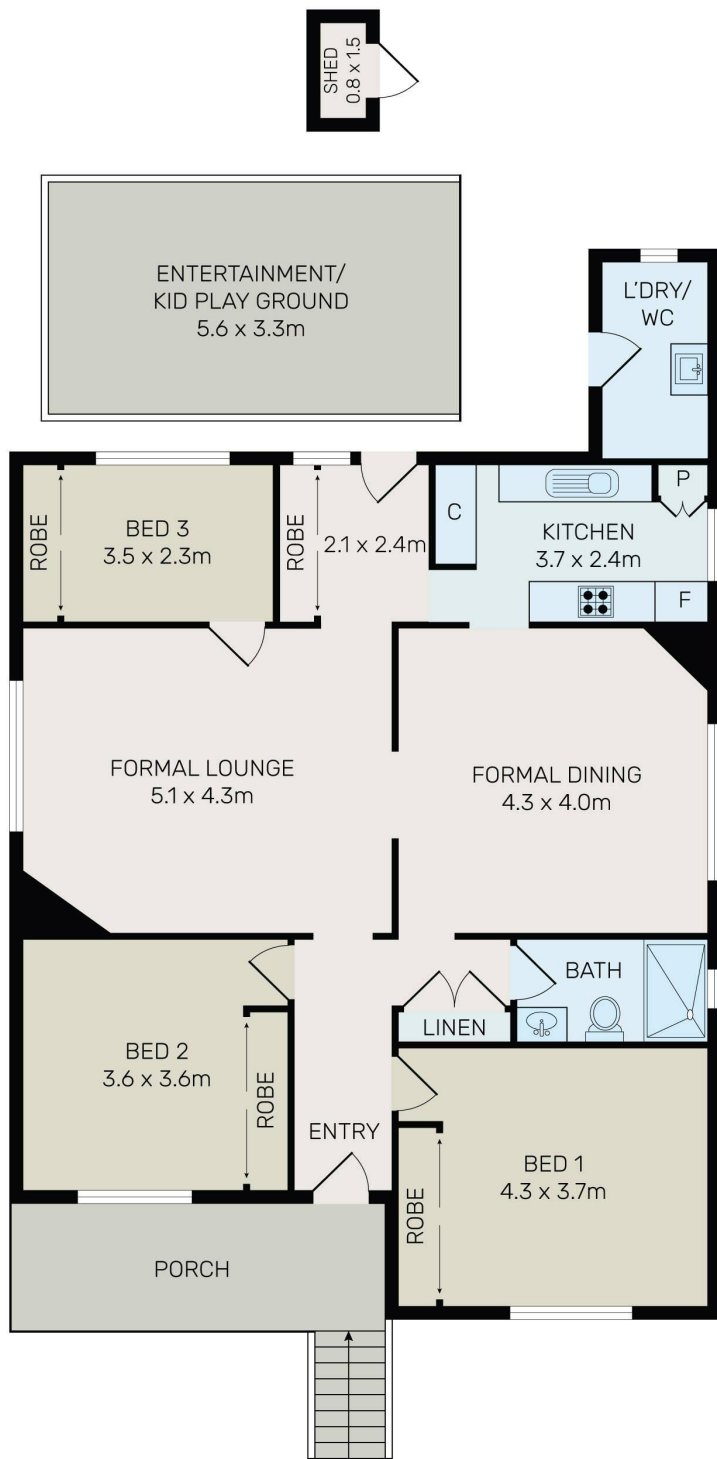
Area Specialist | [Steven.Khawam@ljhooker.com.au](mailto:Steven.Khawam@ljhooker.com.au)

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