

27 Leach Road, Guildford

## **SOLD AT AUCTION BY PAULETTE GHALEB 0408 888 810**

Set in a quiet street, this neat older-style clad home presents a great opportunity for home buyers, renovators and developers alike.

Positioned on a generous 645sqm (approx.) block, the property offers a wealth of potential to add value —whether by extending and renovating, building your dream home or exploring development options (all subject to council approval).

Perfectly comfortable as is, the home features:

- North facing aspect
- Two bedrooms
- Neat older style kitchen & updated bathroom
- Separate lounge and dining area
- Spacious rear sunroom
- Storage rooms/workshop and sheds
- Land area - 645 sqm approx.
- Frontage -15.24 metres approx.
- 1km approx. to Guildford West Public School
- Set within easy reach to local parks, schools and transport

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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**FOR SALE**  
\$1,400,000

### **AGENTS**

Paulette Ghaleb  
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### **AGENCY**

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



This is a fantastic chance to secure a quality parcel of land with multiple possibilities in a sought-after location.

## MORE DETAILS

Property ID	2GA0F9E
Property Type	House
Land Area	645 m2
Including	Toilets (2)
	Built-in-Robes
	Car Parking - Surface
	Close to Schools
	Close to Shops
	Close to Transport

**Paulette Ghaleb 0408 888 810**

Area Specialist | [paulette.ghaleb@ljhooker.com.au](mailto:paulette.ghaleb@ljhooker.com.au)

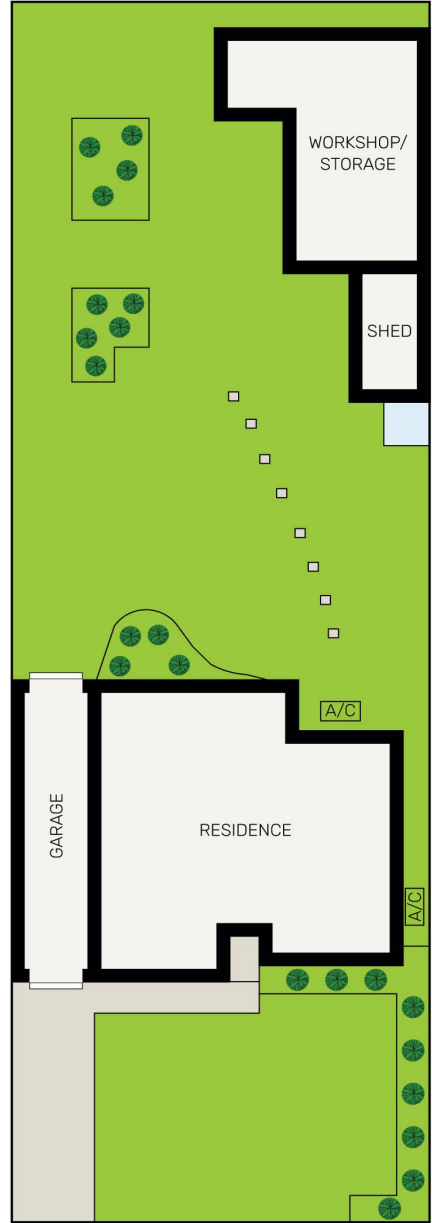
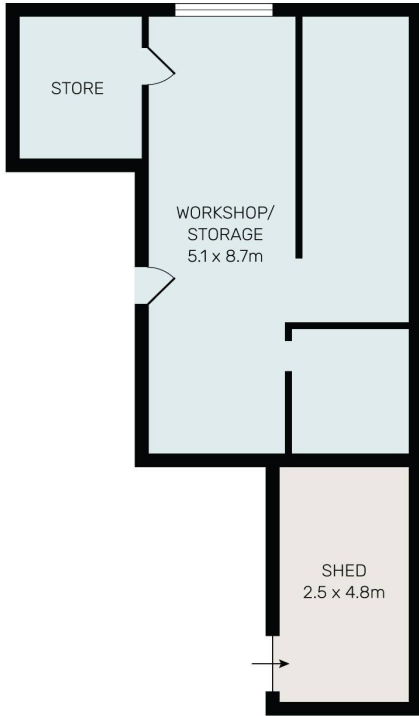
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