

276 & 276a Excelsior Street, Guildford

Spacious Family Home with Approved Granny Flat & Workshop (95m²)

Positioned on a commanding 765 sqm block in a peaceful, highly sought-after street, this exceptional single-level residence offers the perfect fusion of comfortable family living and savvy investment potential.

A standout feature is the 95m² self-contained granny flat and workshop—a premium addition that is incredibly rare on the market. With a combined rental return of \$1,600 per week, this versatile property presents unmatched value for extended families and investors.

MAIN RESIDENCE: Rental \$1,000 per week

- 4 generous bedrooms, all fitted with built-in wardrobes.
- 2 functional kitchens featuring 40mm stone benchtops and abundant storage; the main kitchen boasts a stylish island bench.
- 2 expansive, separate living areas bathed in natural light.
- 2 fully tiled bathrooms, featuring a separate shower and a spa bath.
- Internal laundry with an additional toilet for convenience.
- Large covered rear pergola, perfect for outdoor entertaining and

7 🚗 3 🚗 2 🚗

AUCTION

Sat 27th Jun @ 11:30AM

VIEW

Sat 13th Jun @ 1:00PM - 1:30PM

AGENTS

Soon Tee
0420 966 377
Soon.Tee@ljhooker.com.au

Ronica Leung
0451 373 888
ronica.leung@ljhooker.com.au

AGENCY

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

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.



BBQs.

- Ducted air conditioning throughout for year-round comfort.
- Two garden sheds providing excellent extra storage.
- Front yard parking accommodating up to 2 cars.
- Currently leased at \$1,000 per week, offering immediate rental income.

GRANNY FLAT & WORKSHOP (95M2): Rental \$600 per week

- Completely self-contained with a private entrance.
- 3 well-sized bedrooms, all fitted with built-in wardrobes.
- 1 modern bathroom integrated with an internal laundry.
- Inviting front porch and alfresco area, ideal for outdoor relaxation.
- Ducted air conditioning and contemporary downlights throughout.
- Currently leased at \$600 per week, providing an instant financial advantage.

LOCATION HIGHLIGHTS:

- minute walk to Granville South High School
- minute walk to Blaxcell Street Public School
- minute walk to Woodville Golf Course
- minute drive to Guildford Station, Merrylands Station & Stockland Shopping Centre
- minute drive to Auburn Botanic Gardens & Rosnay Gold Club
- A short stroll to local parks and everyday amenities.
- Easy access to M4 motorway and Parramatta CBD

Disclaimer: LJ Hooker Granville (including its principal and employees) has taken care to ensure the information in this advertisement is accurate and obtained from reliable sources but gives no warranty and accepts no liability for any errors, omissions or misstatements. All images, plans and measurements are indicative only and not to scale. Some photographs may include virtual styling or digitally enhanced images and are for illustrative purposes only. Any prices, figures or rental returns are provided as a guide only and do not constitute representations or guarantees. Interested parties should rely on their own enquiries, inspections and independent advice, subject to any non-excludable rights under the Australian Consumer Law.

MORE DETAILS

Property ID 2H6FF9E
Property Type House
Land Area 765 m2

Soon Tee 0420 966 377

Area Specialist | Soon.Tee@ljhooker.com.au

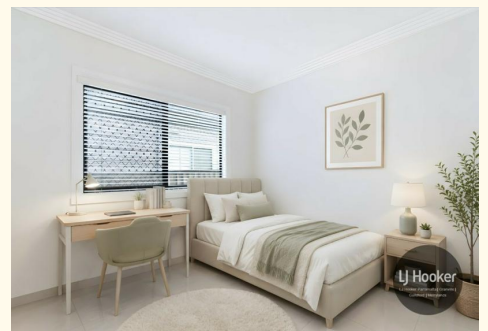
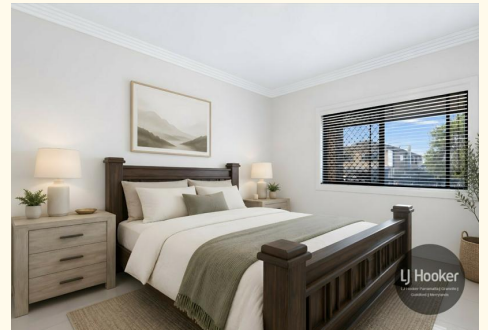
Ronica Leung 0451 373 888

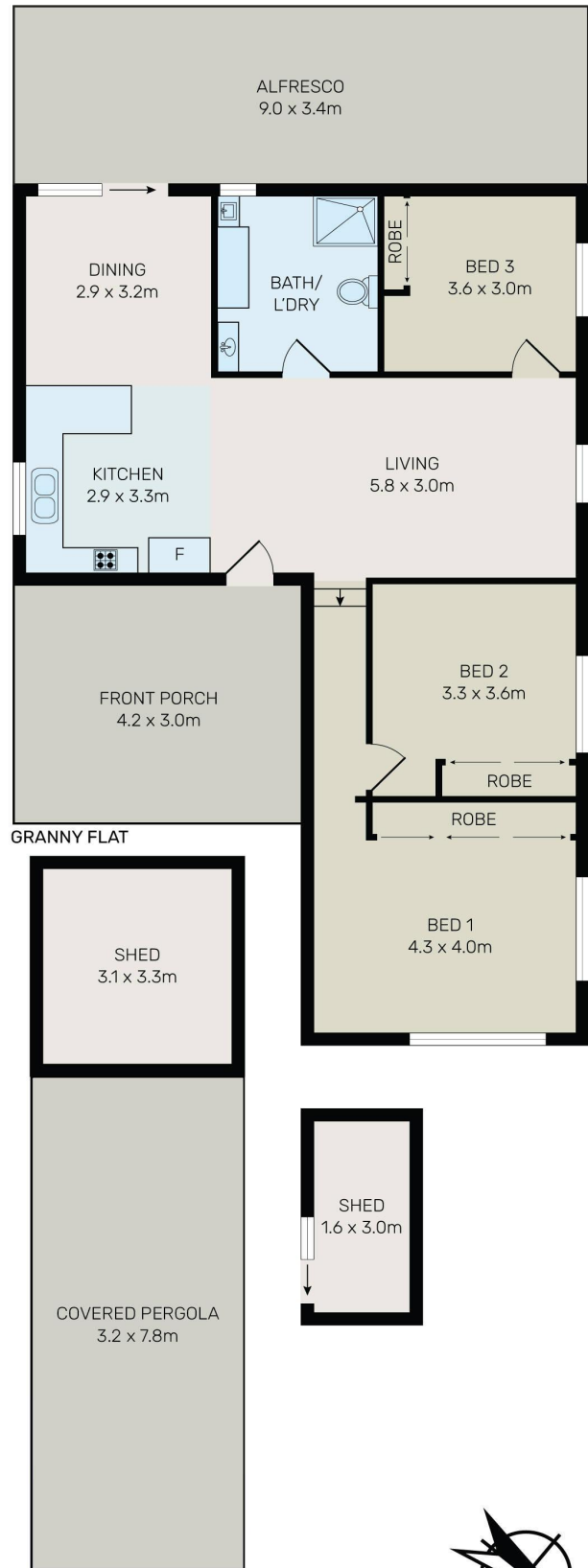
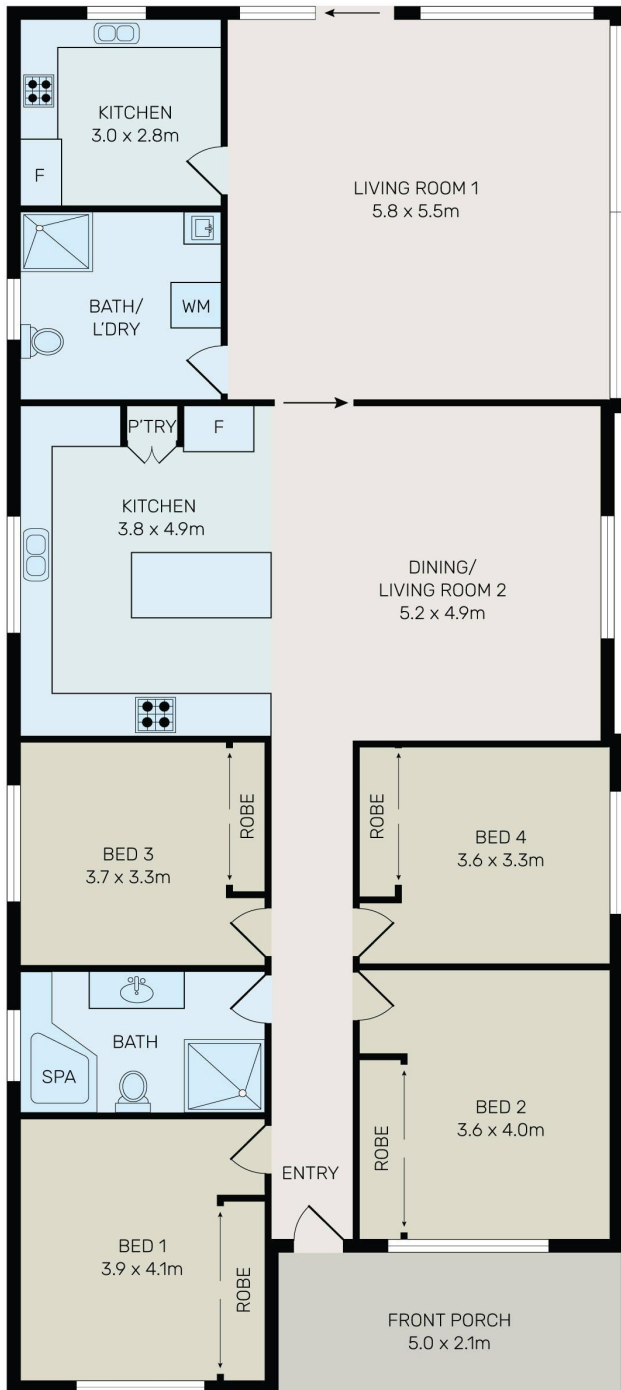
Sales Associate to Soon Tee | ronica.leung@ljhooker.com.au

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

42 South Street, GRANVILLE NSW 2142

granville.ljhooker.com.au | granville@ljhooker.com.au





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.



276 Excelsior Street, Guildford

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.

