



28 Shackel Avenue, Guildford

Sold at Auction by Paulette Ghaleb ..0408 888 810

Offered for the first time in over 50 years, this much-loved and spacious weatherboard home presents a rare and exciting real estate opportunity.




Set on a level, easement-free parcel of land spanning approximately 771.4sqm, with an impressive 18.29m frontage (approx.), this property is ideally suited to developers, investors, or homeowners seeking space, flexibility, and future upside.

Whether you are looking to build your dream home, explore development potential (STCA), or secure a premium landholding for the future, this outstanding home offers a wealth of possibilities in a convenient setting that is minutes' walk to the shops & station.

Notable features include:

- Total land area- 771.4 sqm approx. (as per DP)
- Wide 18.29 metre frontage approx.
- Zoned R2 Low Density Residential
- Spacious & charming weatherboard home
- Three bedrooms plus detached sleepout
- Formal lounge or optional 4th bedroom

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.

3  2  3 

FOR SALE
\$1,640,500

AGENTS

Paulette Ghaleb
0408 888 810
paulette.ghaleb@ljhooker.com.au

AGENCY

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



- Separate living room
- Spacious family room plus separate dining area
- Good size kitchen, two bathrooms & third toilet in laundry
- Duplex/Dual occupancy potential (subject to council approval)
- Renovate & live in
- Knock down & build your dream home (subject to council approval)
- 850 metres approx. to Guildford Shops
- 950 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 DETAILS

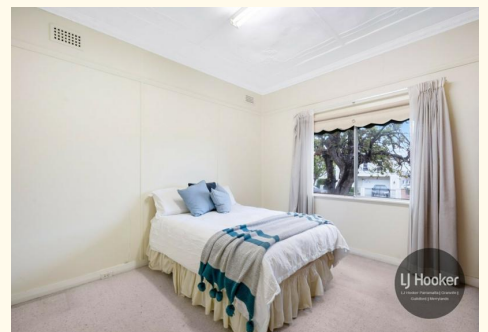
Property ID	2H36F9E
Property Type	House
Land Area	771.4 m2
Including	Toilets (3)
	Car Parking - Surface
	Close to Schools
	Close to Shops
	Close to Transport

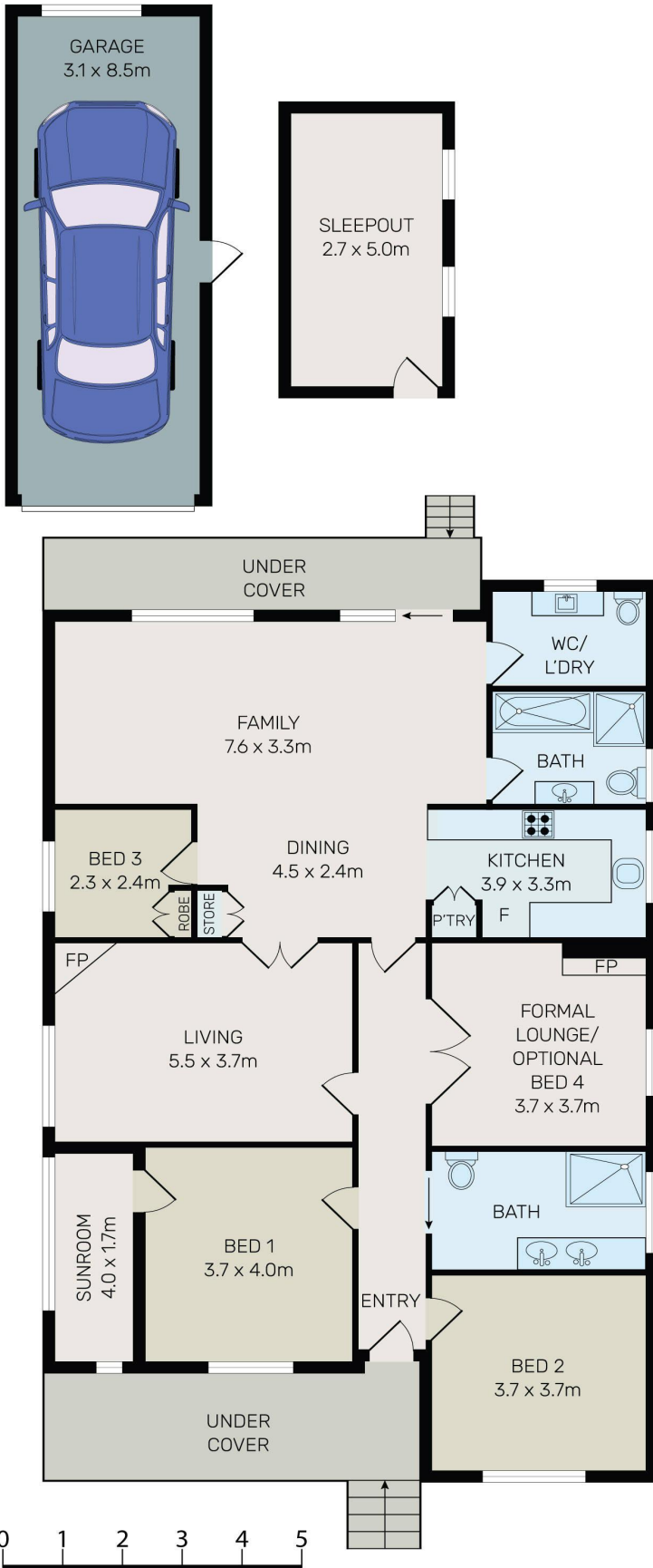
Paulette Ghaleb 0408 888 810

Area Specialist | paulette.ghaleb@ljhooker.com.au

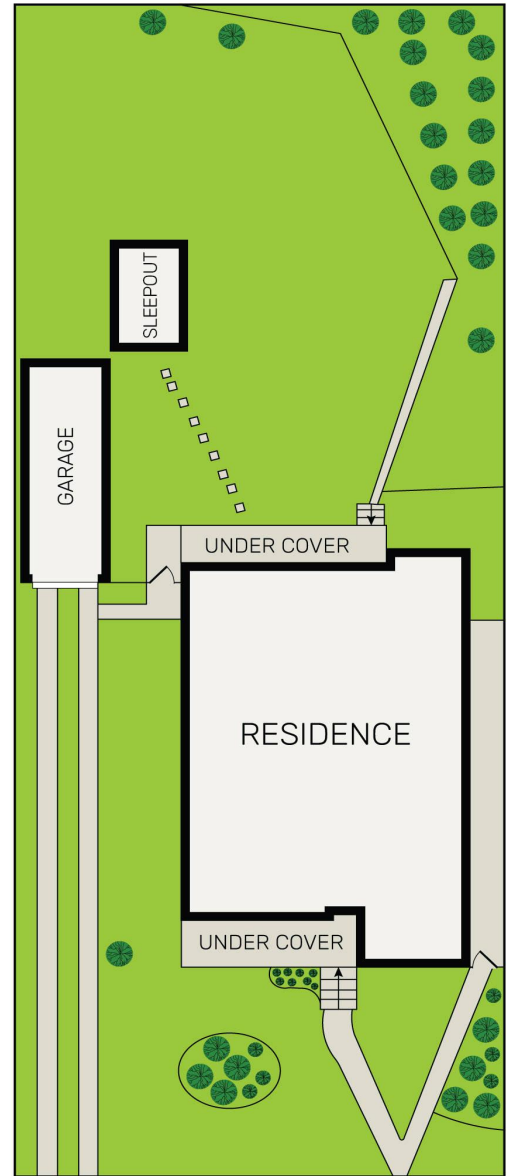
LJ Hooker Parramatta | Granville | Guildford | Merrylands (02) 9637 8555

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.



28 Shackel Avenue, Old 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.

