

30 Constance Street, Guildford

## High Side, Large Block, Spacious Home

We are offering this well-kept, family home that boasts great potential.

Set on the high side of the street, wide frontage and large block, this would be a fantastic property to enjoy as is, further enhance or take the opportunity to redevelop the block to something significant.




Surrounded by ample amenities which include a short commute to Guildford shops, public transport, schools and recreation facilities.

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

Clear Block!!

Features include:

- 4 bedrooms, 3 bathrooms, lock up garage, carports
- Separate living, dining areas
- Large gas cooking kitchen
- Master bedroom with ensuite
- Bathroom with separate shower and bathtub
- Air conditioning and gas heating

4  3  4 

**FOR SALE**  
\$1,820,000

### AGENTS

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### 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.

 **LJ Hooker**

- External studio/office with bathroom
- Large rear shed

847.3sqm block, 15.24m frontage approx.

### MORE DETAILS

Property ID                    2GH5F9E  
Property Type                House  
Land Area                      847.3 m2

**Steven Khawam 0415 308 100**

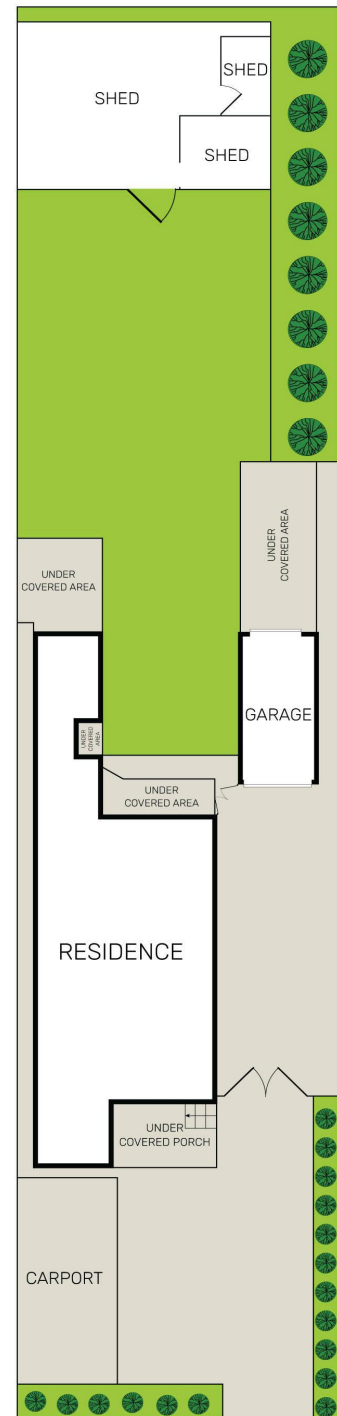
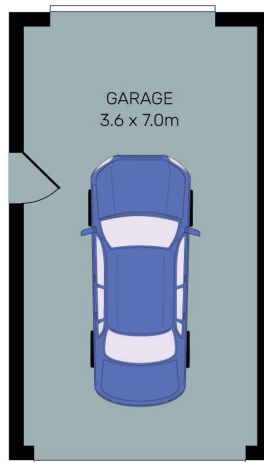
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