



319 Woodville Road, Guildford

## Large Block - 739.8sqm - Loads of Potential!

Set on a substantial 739.8sqm (approx.) block with a wide 15.29m frontage, this neat clad home at 319 Woodville Road, Guildford presents a fantastic opportunity for savvy buyers seeking space, exposure, versatility and future potential.

Positioned in a prime location within minutes to Guildford train station, shops, schools and parks, the 3-bedroom clad home offers a high exposure location (great for home business operators) and various development opportunities subject to council approval.

Notable features include:

- Land area - 739.8 sqm approx.
- Frontage -15.29 metres approx.
- Neat clad home
- 3 bedrooms
- Updated kitchen & bathroom
- Laminate timber flooring
- Garage converted into a sleepout with kitchenette & shower
- Development Potential (subject to council approval)

Whether you are a developer, home business operator, investor, or

3 2 3

**FOR SALE**  
\$1,155,00

### AGENTS

Paulette Ghaleb  
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### AGENCY

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

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

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home buyer, this is your chance to secure a property with pathways for growth.

## MORE DETAILS

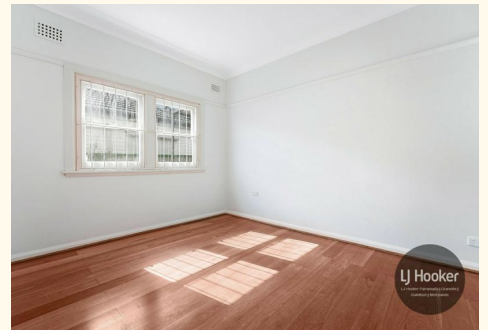
Property ID	2G4ZF9E
Property Type	House
Land Area	739.8 m2
Including	Toilets (2)
	Close to Schools
	Close to Shops
	Close to Transport

**Paulette Ghaleb 0408 888 810**

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

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