



331 Excelsior Street, Guildford

## Brick House-835sqm with 18.3m Frontage

This is all about the land —a massive clear block with strong redevelopment potential (STCA), including the possibility for a duplex or future new build project.

Step into a modern and stylish this existing residence has been fully renovated throughout, providing a comfortable home or rental while you plan your next step, this property is ideal for families, investors, or developers looking to secure a premium site

### Property Features:

- Three spacious bedrooms, all with built-ins
- Separate living & dining area
- Gas cooking kitchen with Granite stone bench-top & dishwasher
- Two fully tiled bathroom, second combined with laundry
- Undercover area with toilet
- Ducted & split air-conditioning
- Front security window shutters
- Double lock up garage with storage
- Long & wide drive way easy to fit 6 cars or trucks
- Located close to schools and bus stops

Opportunities of this size and frontage are increasingly hard to find — secure a premium site with flexibility and long-term upside.

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 2

### AUCTION

Sat 18th Apr @ 1:30PM

### VIEW

Sat 28th Mar @ 3:30PM - 4:00PM

### AGENTS

Fred Nazari  
0451 919 640  
fred.nazari@ljhooker.com.au

### AGENCY

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



DISCLAIMER: All information contained herein is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

## MORE DETAILS

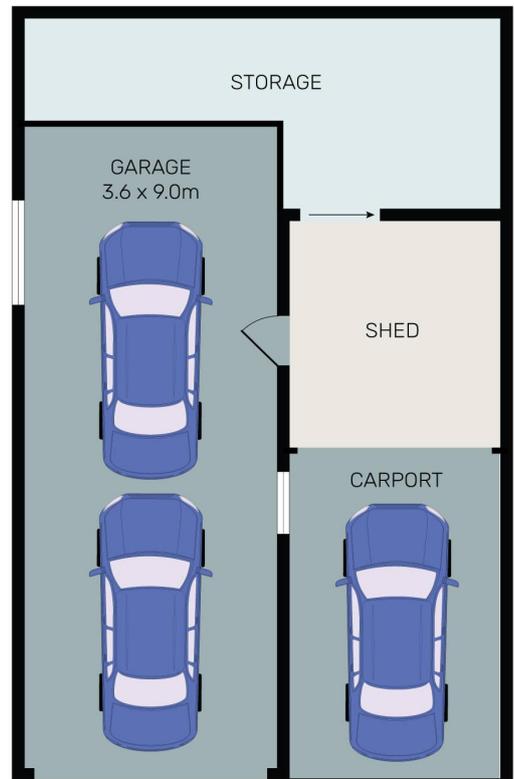
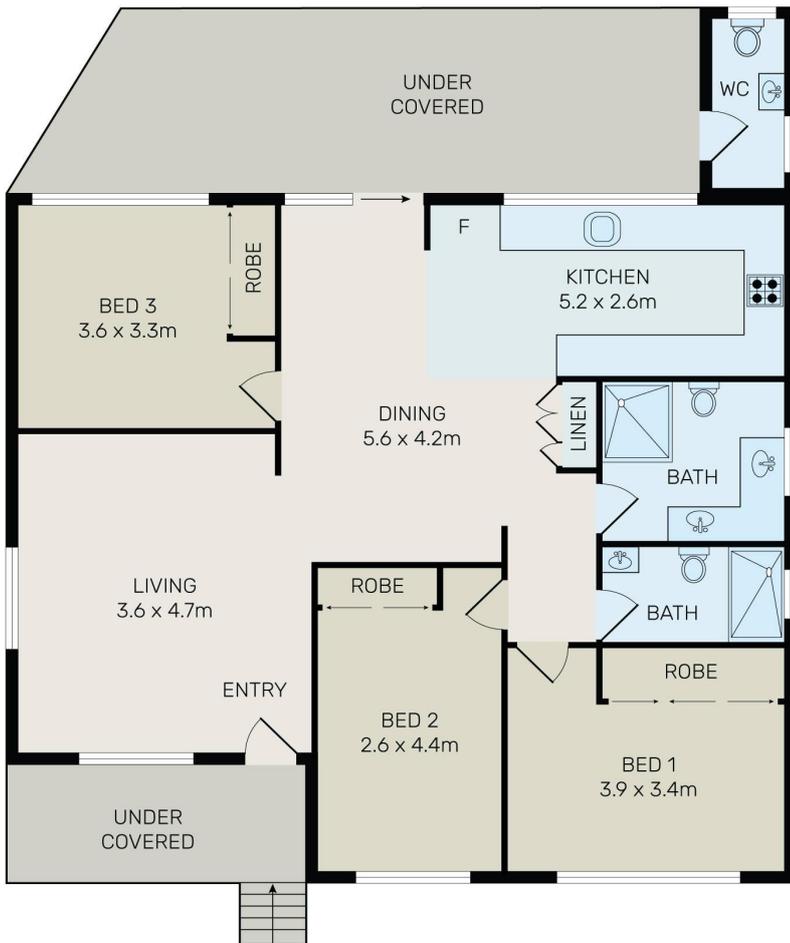
Property ID 2GX8F9E  
Property Type House  
Land Area 835 m2

**Fred Nazari 0451 919 640**  
Area Specialist | [fred.nazari@ljhooker.com.au](mailto:fred.nazari@ljhooker.com.au)

**LJ Hooker Parramatta | Granville | Guildford | Merrylands (02) 9637 8555**  
42 South Street, GRANVILLE NSW 2142  
[granville.ljhooker.com.au](http://granville.ljhooker.com.au) | [granville@ljhooker.com.au](mailto:granville@ljhooker.com.au)



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.



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.



# 331 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.

