



## Guildford, 37 Adam Street

Newly Renovated Home with Dual Income Potential —  
Ideal for Investors or Multi-Generational Living!

Freshly renovated from top to bottom, 37 Adam Street, Guildford offers a modern family home with the added bonus of two council-approved flats, making it an ideal investment or a perfect setup for multi-generational living.

The main residence features three spacious bedrooms, a stylish bathroom, and parking for two cars. With brand-new electrical wiring and a 24kW solar system, you could even enjoy a negative power bill! A secure, gated yard adds to the appeal, offering privacy and peace of mind.

Dual Income Potential or Extra Family Space!

Beyond the main home, this property includes two additional dwellings:

Two-Bedroom Granny Flat: Featuring built-in wardrobes, a lounge room, a full kitchen, a



**For Sale**  
Sold

**View**  
[ljhooker.com.au/248HYY](http://ljhooker.com.au/248HYY)

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# LJ Hooker

**LJ Hooker Double Bay**  
**(02) 9185 2816**

**Disclaimer:** 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.

bathroom, and a charming porch - perfect for tenants or extended family.

Studio Flat: A converted garage space with its own bathroom - ideal as a private retreat, guest accommodation, or rental opportunity.

#### Unbeatable Location

Positioned for convenience, this home is close to everything:

- Granville & Guildford train stations —just 7 minutes away
- Parramatta CBD —only 10 minutes away
- Multiple schools within easy reach
- Three parks within 400m, plus a dog park just 100m away
- Woolworths & Aldi less than 5 minutes away

Whether you're looking for a stylish family home with extra space or a high-yield investment with multiple income streams, 37 Adam Street is a rare opportunity not to be missed.

## More About this Property

<b>Property ID</b>	248HYY
<b>Property Type</b>	House
<b>Land Area</b>	556 m2

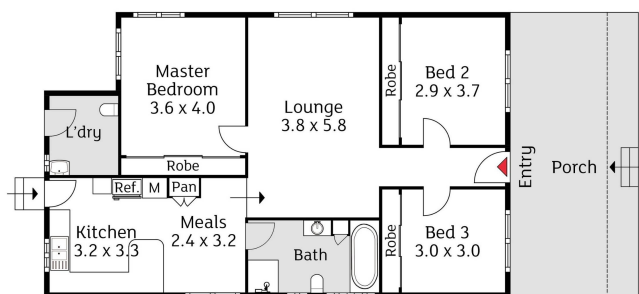
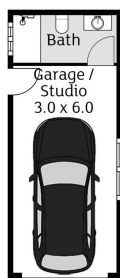
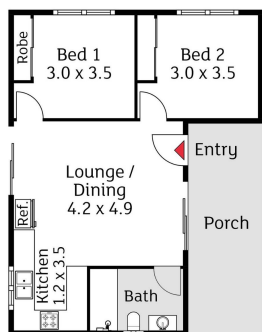
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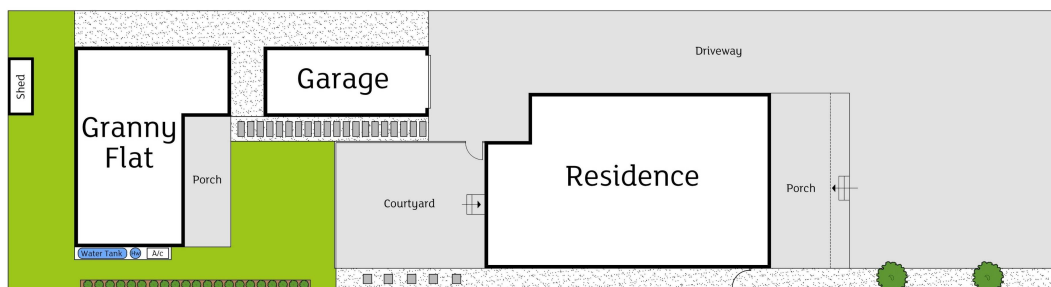
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Granny Flat



Site Plan

The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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