



37 James Street, Guildford

First Time offered in 63 years!

Set on the high side of the street on a large block, great opportunity for either a family home, investment opportunity or redevelopment.

Versatile interiors within the home, spacious generous size rooms throughout flowing to the large block to enjoy or further enhance.

Quiet street, within proximity to public transport, primary and secondary schools, shops and recreational facilities, including a short walk to McCredie Park & sports field, Guildford Swimming Centre and Guildford Leagues Club.

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

Features include:

- 3 bedrooms, 1 bathroom, lock up garage
- Separate lounge, living and sunroom
- Large kitchen
- Bathroom with shower and tub combined
- Large laundry
- Storage room
- Air conditioning

701.9sqm block approx.

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 1 1

FOR SALE
\$1,275,000

AGENTS

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AGENCY

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

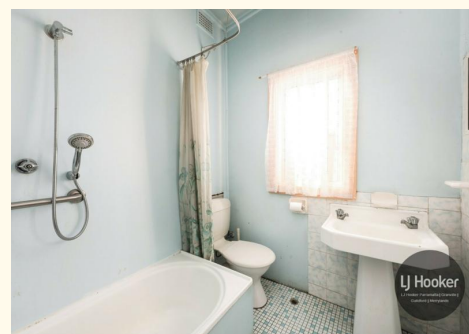
LJ Hooker

MORE DETAILS

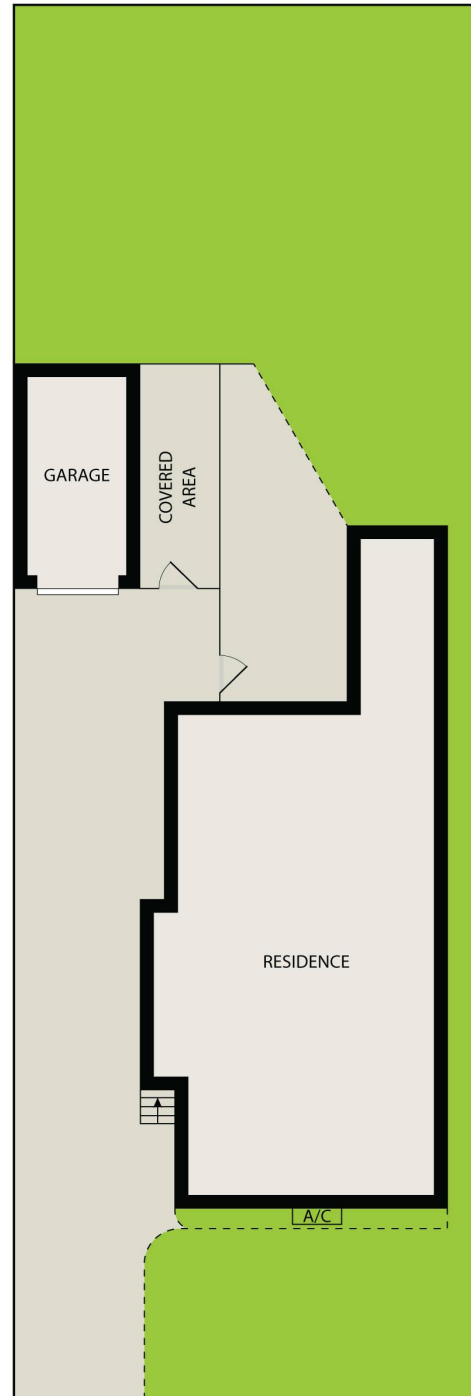
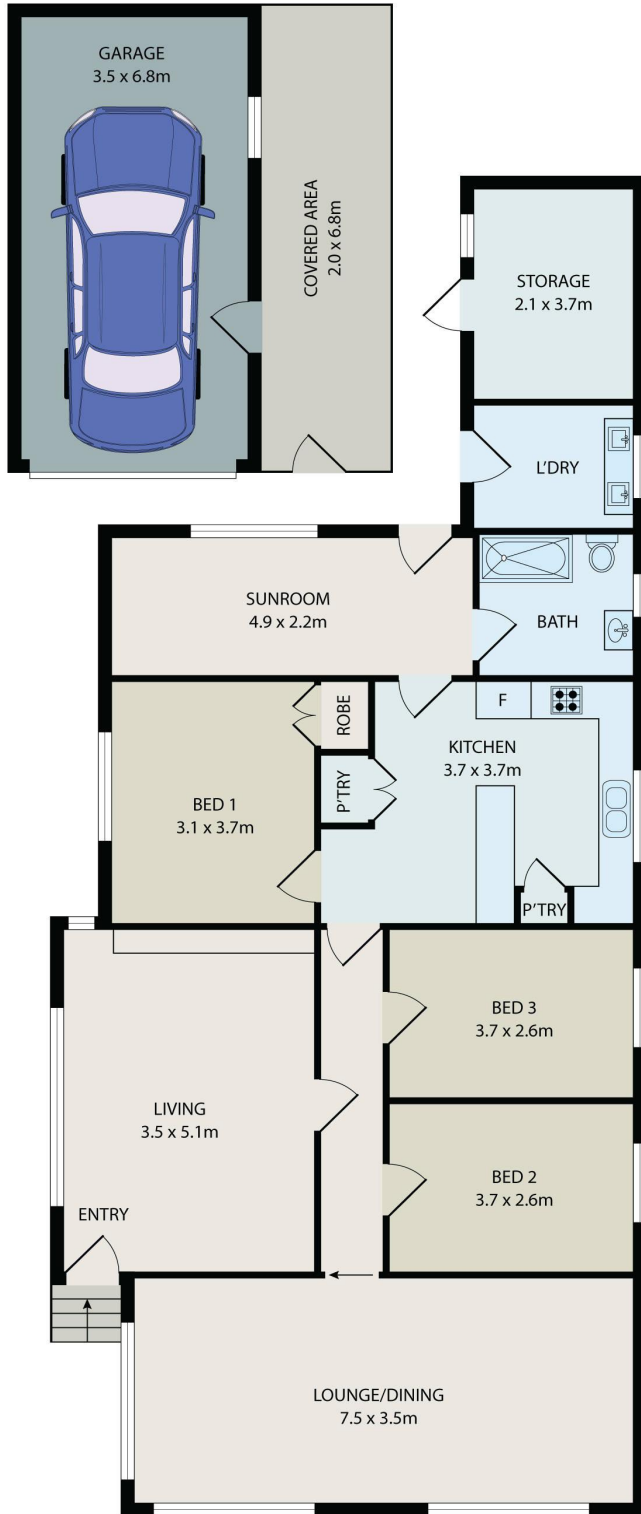
Property ID 2H3VF9E
Property Type House
Land Area 701.9 m2

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Area Specialist | Steven.Khawam@ljhooker.com.au

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37 James Street, Guildford West

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