



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.

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### AUCTION

Sat 6th Jun @ 10:30PM

### VIEW

Sat 16th May @ 9:15AM - 9:45AM

### AGENTS

Steven Khawam

0415 308 100

Steven.Khawam@ljhooker.com.au

### AGENCY

LJ Hooker Parramatta | Granville |

Guildford | Merrylands

(02) 9637 8555



## MORE DETAILS

Property ID 2H3VF9E  
Property Type House  
Land Area 701.9 m2

**Steven Khawam 0415 308 100**

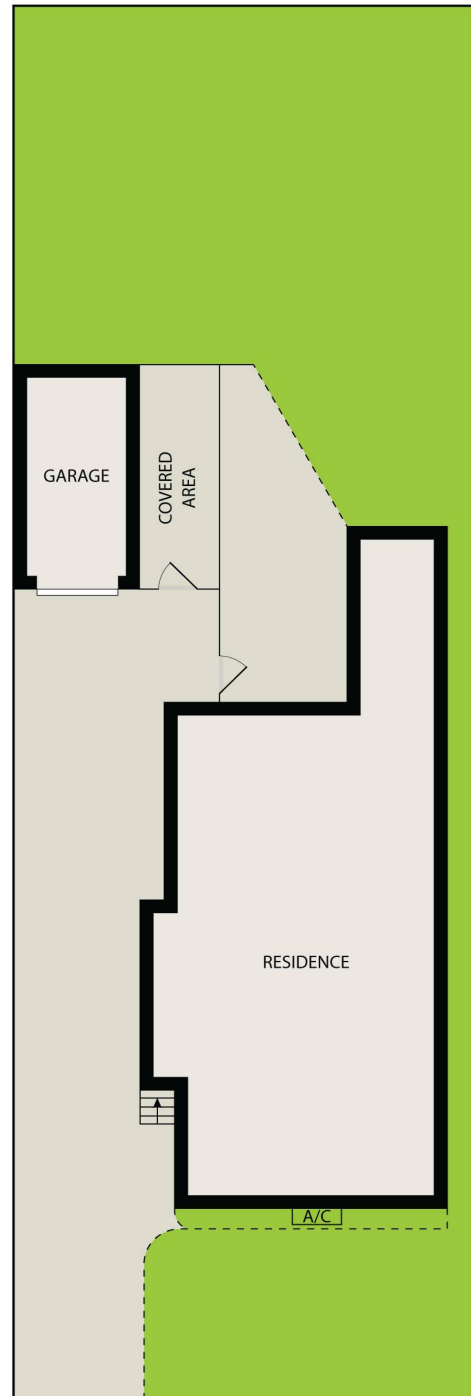
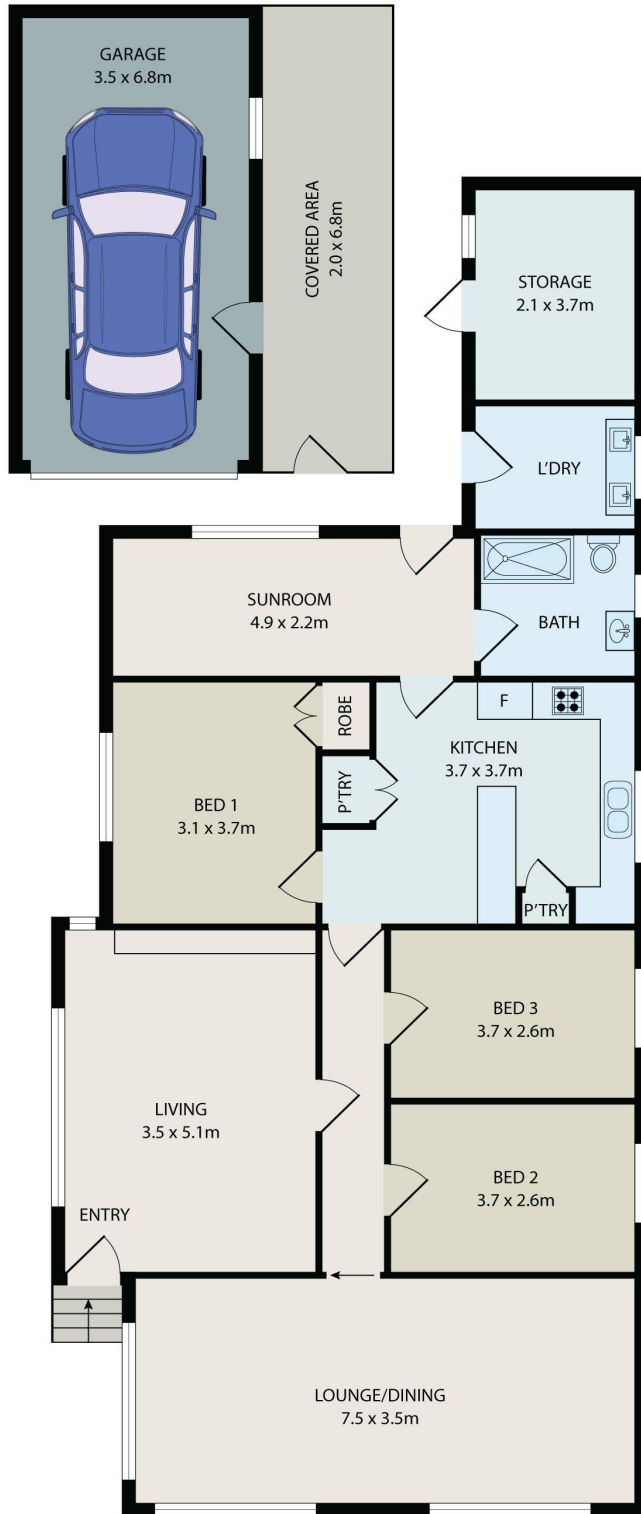
Area Specialist | [Steven.Khawam@ljhooker.com.au](mailto:Steven.Khawam@ljhooker.com.au)

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## 37 James Street, Guildford West

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