

37 Station Street, Guildford

## First Time offered in 53 Years!

Held by the same family for over five decades, this solid full brick home is a rare find in one of Guildford's most convenient locations with exceptional upside!

Set on a generous block, the property presents outstanding potential to renovate, rebuild, or capitalise on the potential of adding a secondary dwelling for dual income.

With a spacious backyard ideal for a granny flat addition, investors will recognise the opportunity to create a dual income stream in a high-demand rental area.




Positioned just moments from Guildford train station, local shops, schools, bus services, and parks, this is a location that continues to attract both families and tenants alike.

Whether you're looking to move in, renovate, or maximise returns - this is an opportunity not to be missed.

Granny flat development potential: subject to council approval

Key Features:

- 4 generous bedrooms

4  1  1 

### AUCTION

Sat 18th Apr @ 3:30PM

### VIEW

Sat 11th Apr @ 1:00PM - 1:30PM

### AGENTS

Steven Khawam  
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### AGENCY

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

 **LJ Hooker**

- Neat bathroom with separate shower and bathtub
- Separate lounge and dining areas
- Large kitchen with ample storage
- Spacious internal laundry
- " Brand new hot water system
- " Expansive backyard with granny flat potential (STCA) —ideal for dual income
- Single carport

R3 Zone  
565.9m2 block approx.

### MORE DETAILS

Property ID	2GWYF9E
Property Type	House
Land Area	565.9 m2

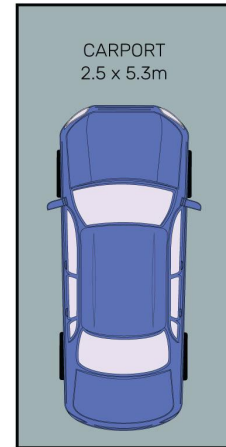
**Steven Khawam 0415 308 100**

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