







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

FOR SALE
$1,380,000

AGENTS
Steven Khawam
0415 308 100
Steven.Khawam@ljhooker.com.au

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

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

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

LJ Hooker Parramatta | Granville | Guildford | Merrylands (02) 9637 8555
42 South Street, GRANVILLE NSW 2142
granville.ljhooker.com.au | granville@ljhooker.com.au

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