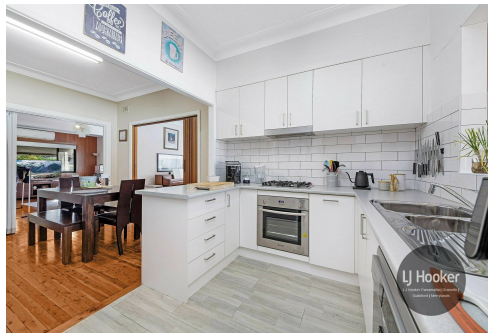
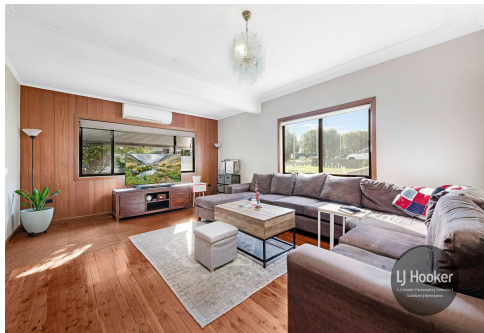




## Guildford, 42 Berwick Street

**SOLD AT AUCTION BY Steven 0415 308 100 & Arib 0451 787 220**

Spacious Home, 2 Land Lots, 2 Street Access!

If you're looking for a spacious family home, investment property or redevelopment opportunity, you must put 42 Berwick St, Guildford on your shopping list!

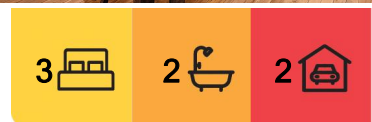
Set on a quiet street, surrounded with manicured gardens, versatile interiors, boasting of endless possibilities.

Fantastic location! Within close proximity to Guildford train station, major shops, and only a short stroll to Merrylands and Parramatta city, surrounded by ample amenities that will cater for all your needs.

Duplex redevelopment potential STCA



**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.



**For Sale**  
\$1,175,000

**View**  
[ljhooker.com.au/2FT3F9E](http://ljhooker.com.au/2FT3F9E)

**Contact**  
**Steven Khawam**  
0415 308 100  
[Steven.Khawam@ljhooker.com.au](mailto:Steven.Khawam@ljhooker.com.au)

**Arib Khadgi**  
0451 787 220  
[arib.khadgi@ljhooker.com.au](mailto:arib.khadgi@ljhooker.com.au)

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

## Granny flat development potential STCA

Features include:

- \* 3 bedrooms, 2 bathrooms, garage + carport
- \* Floorboards throughout
- \* Separate living, dining, sunroom and guest room
- \* Modern gas kitchen, dishwasher, walk in pantry
- \* Updated main bathroom
- \* Large internal laundry
- \* Air conditioning
- \* Backyard with paved, undercover pergola

R3 Zone, 442.6sqm block, 13.41m frontage approx.

## More About this Property

|                      |          |
|----------------------|----------|
| <b>Property ID</b>   | 2FT3F9E  |
| <b>Property Type</b> | House    |
| <b>Land Area</b>     | 442.6 m2 |

**Steven Khawam 0415 308 100**

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

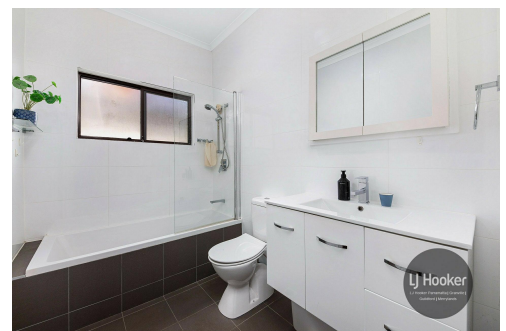
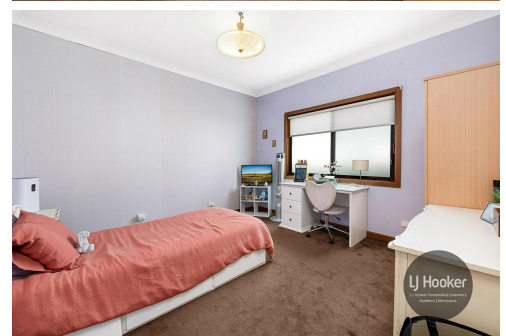
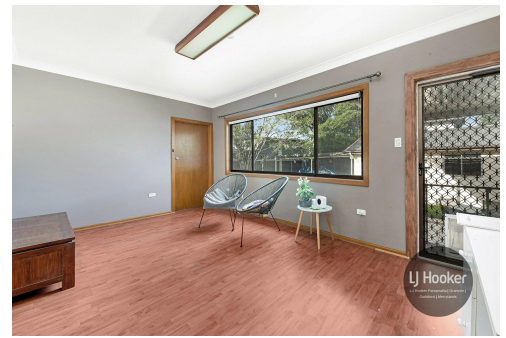
**Arib Khadgi 0451 787 220**

Sales Associate | [arib.khadgi@ljhooker.com.au](mailto:arib.khadgi@ljhooker.com.au)

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

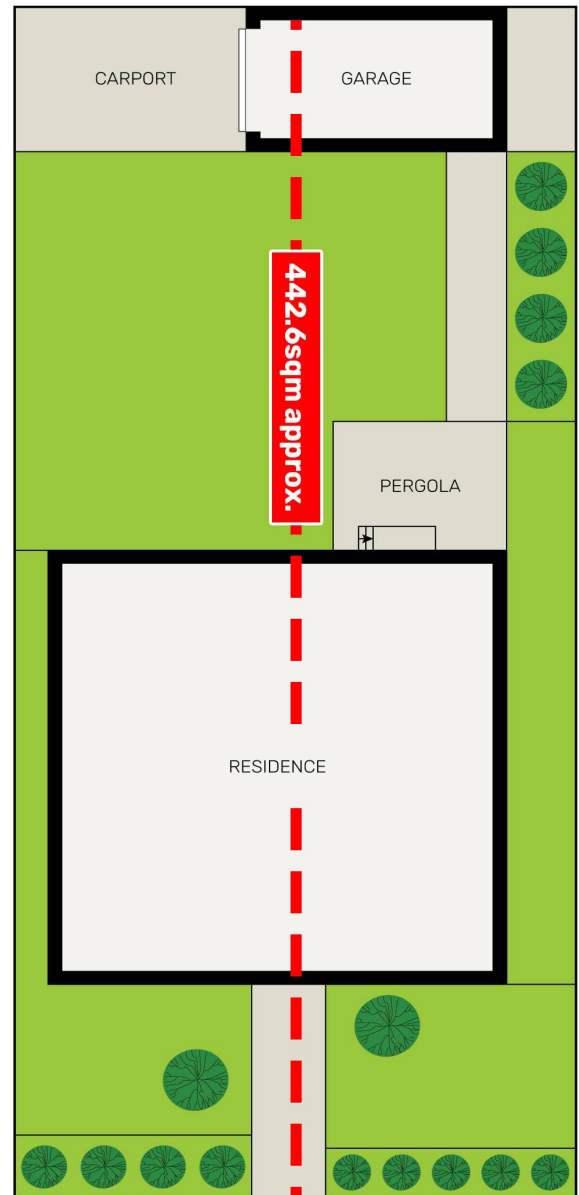
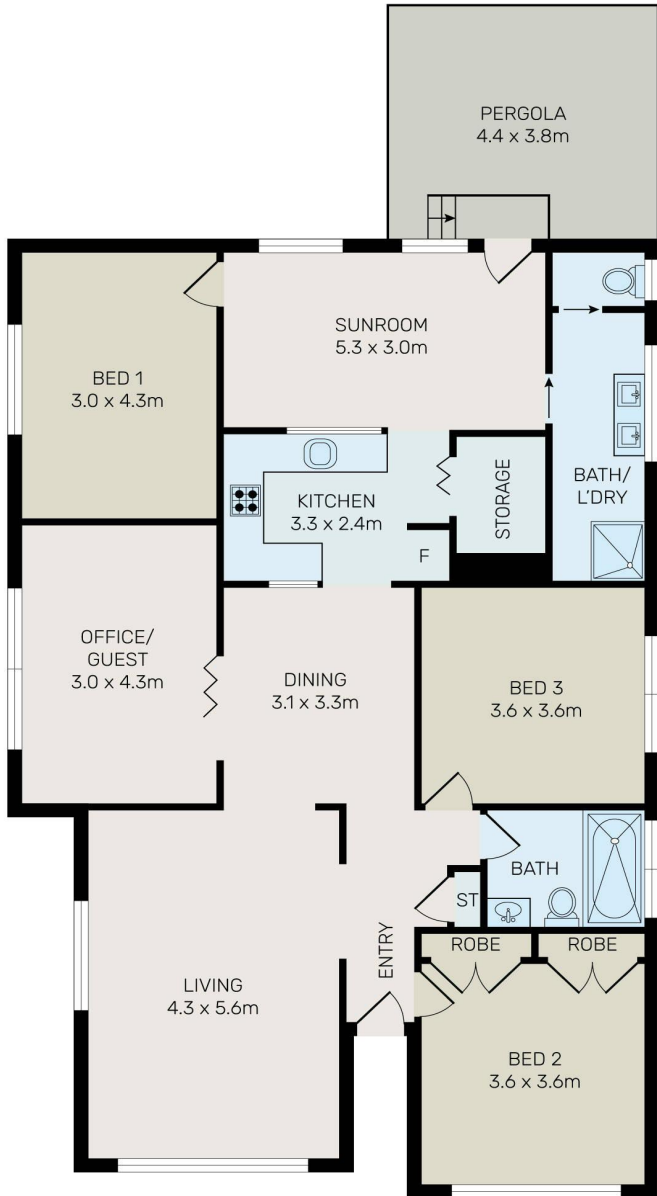
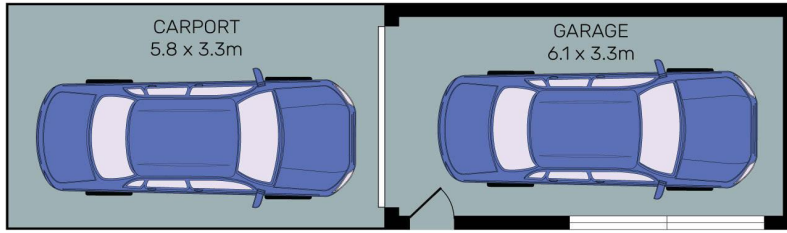
42 South Street, GRANVILLE NSW 2142

[granville.ljhooker.com.au](mailto:granville.ljhooker.com.au) | [granville@ljhooker.com.au](mailto:granville@ljhooker.com.au)



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13.41m approx.



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