



448 Blaxcell Street, Guildford

## 860SQM BLOCK WITH DEVELOPMENT POTENTIAL

Sitting on a massive 860sqm block, is this 3 bedroom clad home in a cul de sac and quiet location. Ideal for big families, investors, or those considering a future duplex site or granny flat addition.

### Features

- 3 bedrooms, all with built-in robes.
- Main bathroom, fully tiled with separate spa and shower
- Gas kitchen with ample storage plus a kitchenette
- Separate living and dining areas with split air conditioning and a fireplace
- 2 huge garages with office and side carport with multiple car spaces
- Internal laundry with separate toilet
- Huge block with multiple functional areas, ideal for dual living or future development

### Location Highlights

- Close to local amenities, schools, and public transport, offering both lifestyle and convenience.

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**FOR SALE**  
\$1,442,000

### AGENTS

Soon Tee  
0420 966 377  
Soon.Tee@ljhooker.com.au

Ronica Leung  
0451 373 888  
ronica.leung@ljhooker.com.au

### AGENCY

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

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.



Contact the team for more information or inspect the property.

Parramatta Office - Suite 1, Level 6, 1 Horwood Pl, Parramatta NSW 2150

## MORE DETAILS

Property ID 2GRJF9E  
Property Type House  
Land Area 860 m2

**Soon Tee 0420 966 377**

Area Specialist | [Soon.Tee@ljhooker.com.au](mailto:Soon.Tee@ljhooker.com.au)

**Ronica Leung 0451 373 888**

Sales Associate to Soon Tee | [ronica.leung@ljhooker.com.au](mailto:ronica.leung@ljhooker.com.au)

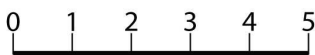
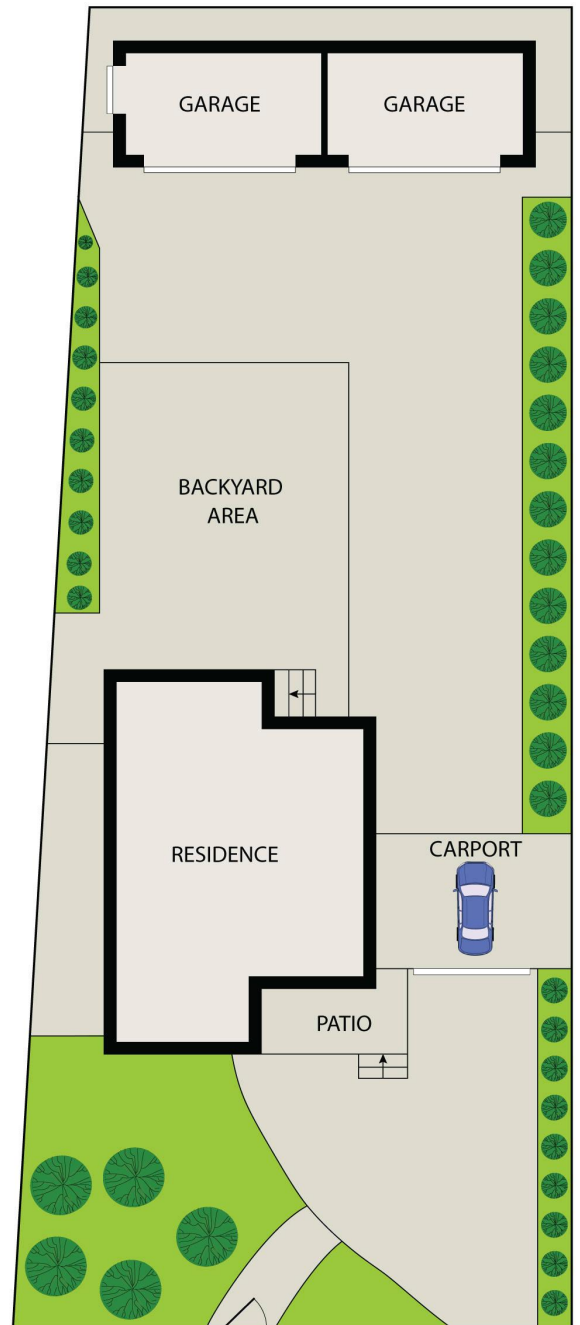
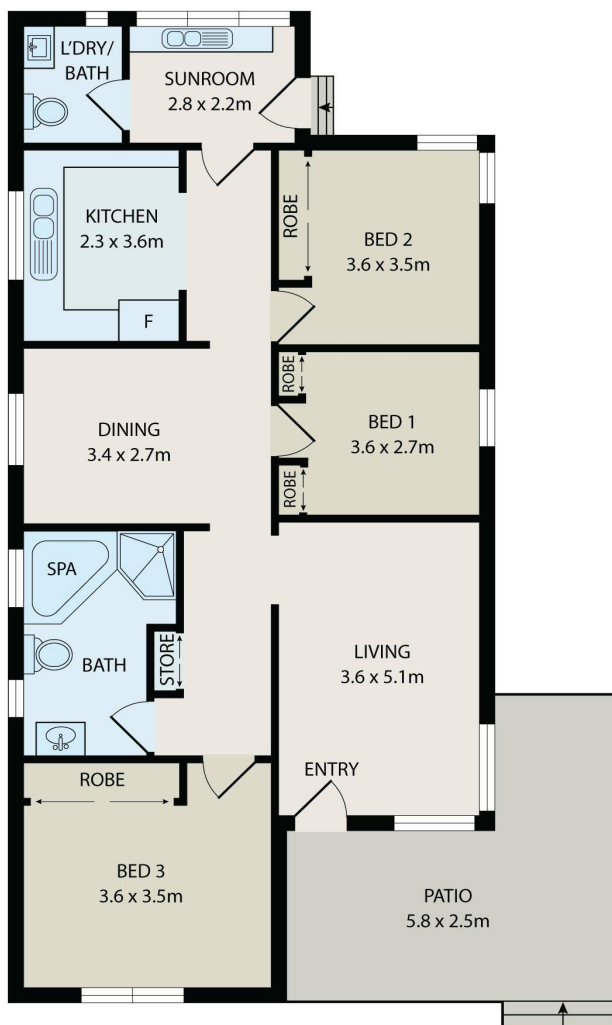
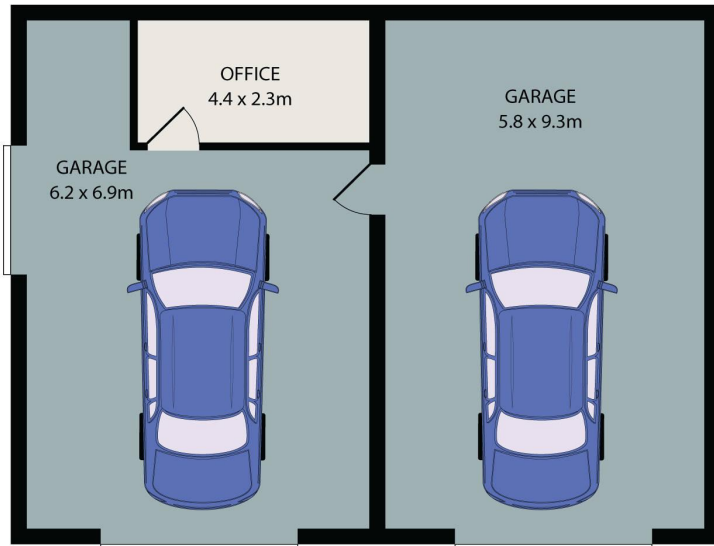
**LJ Hooker Parramatta | Granville | Guildford | Merrylands (02) 9637 8555**

42 South Street, GRANVILLE NSW 2142

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



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