



448 Blaxcell Street, Guildford

Approx. 860 m2 Block with 16.4m Frontage —Dual Occupancy Potential (Duplex/ Granny Flat)

Set on a massive 860 m2 with an approx. 16.4m frontage, this three-bedroom clad home occupies a peaceful cul-de-sac location. Perfectly suited for large families, savvy investors, or developers looking into a future duplex site or granny flat addition (STCA). The property includes a double garage with an integrated home office providing versatile space for parking, storage, or remote work.

PROPERTY FEATURES:

- 3 bedrooms, all featuring built-in wardrobes.
- Fully tiled main bathroom with a separate spa and shower.
- Gas kitchen with ample storage, complemented by a secondary kitchenette.
- Separate living and dining areas equipped with split-system air conditioning and a fireplace.
- Two huge garages with an integrated office, alongside a side carport providing multiple car spaces.
- Internal laundry with a separate toilet

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.

3 1 5

FOR SALE
Contact Agent

VIEW
By Appointment

AGENTS

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AGENCY

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



- Huge backyard suitable for gatherings, parking, or multipurpose use.
- Expansive block with multiple functional areas, ideal for dual living, a future duplex site, or a granny flat addition (STCA).

LOCATION HIGHLIGHTS:

- minute walk to Masjid Al Noor
- minute walk to Blaxcell Street Public School
- minute drive to Woodville Golf Course
- minute drive to Auburn Public School
- minute drive to Auburn Botanic Gardens & Rosnay Gold Club
- minute drive to Granville Station & Berala Station
- Easy access to M4 motorway and Parramatta CBD

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MORE DETAILS

Property ID	2GRJF9E
Property Type	House
Land Area	860 m2

Soon Tee 0420 966 377

Area Specialist | Soon.Tee@ljhooker.com.au

Ronica Leung 0451 373 888

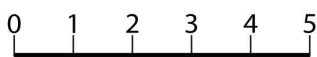
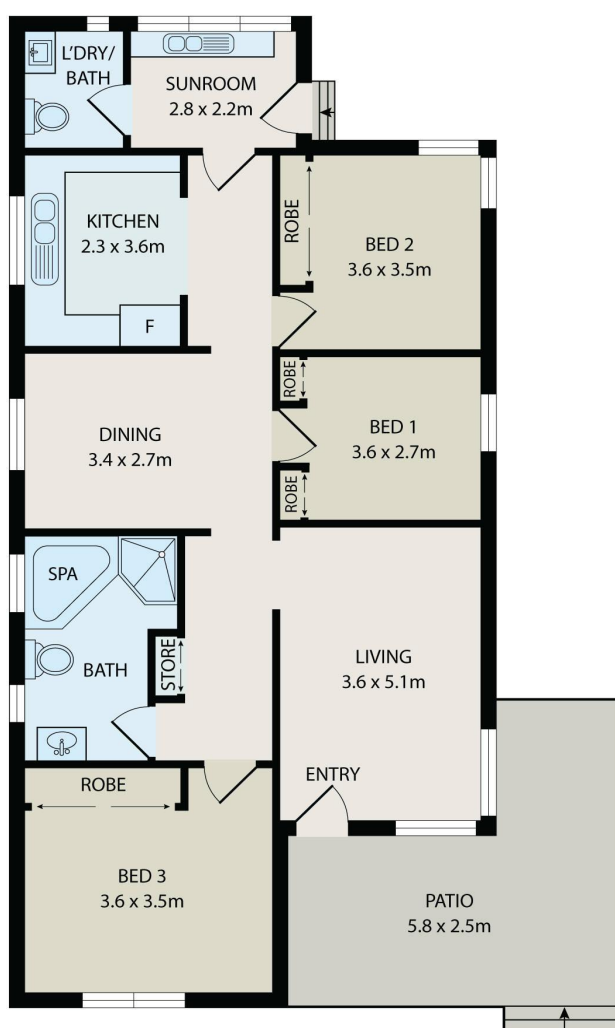
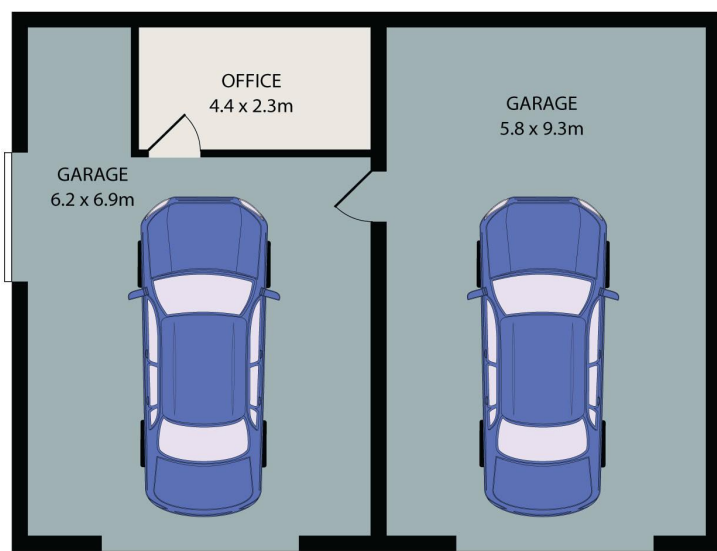
Sales Associate to Soon Tee | ronica.leung@ljhooker.com.au

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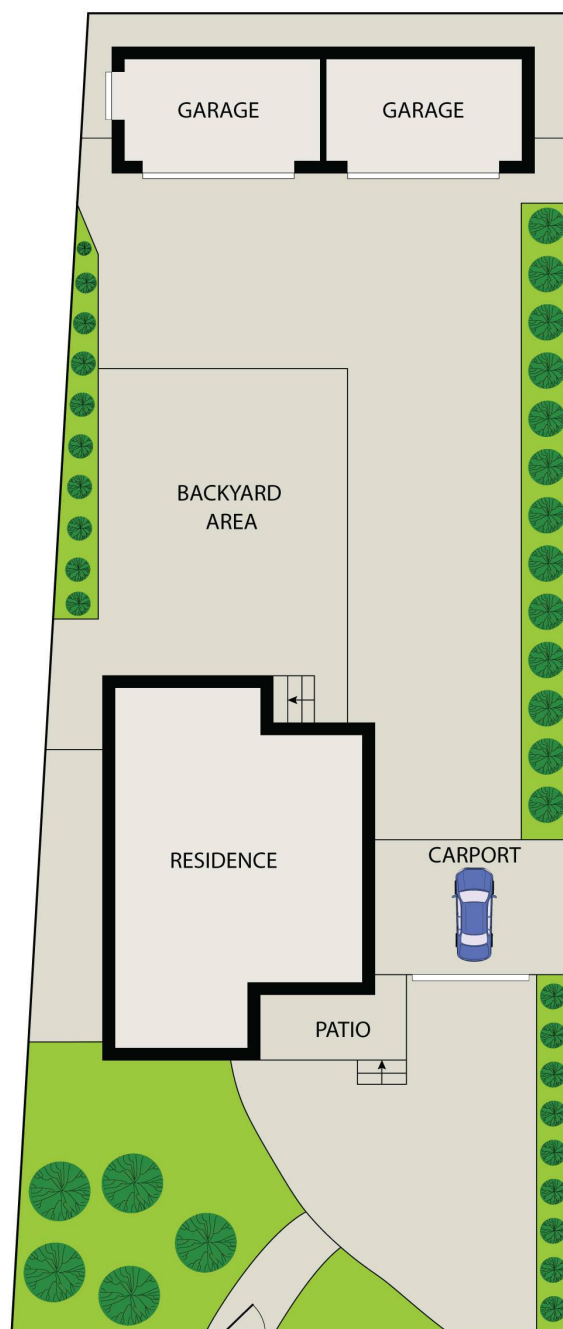
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