



49 The Promenade, Guildford

Two Lot Opportunity Opposite Parklands - Large Block -777.63 sqm with 20.1168 Metre Frontage Approx.

This much-loved family home is being offered to the market for the first time in approximately 50 years.

Positioned on an expansive block spanning two lots with 777.63 sqm of land (approx.) and an impressive 20.1168 (approx.) frontage, this is a rare opportunity with endless potential.

Located directly opposite Springfield Park with north facing aspect, the home enjoys a tranquil outlook, making it ideal for those looking to move in, invest or redevelop (subject to council approval).

Property Features:

- Four bedrooms, main with ensuite
- Separate lounge and dining area
- Sunroom/informal living room
- Neat and functional kitchen
- Three bathrooms including ensuite

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.

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AUCTION
Sat 2nd May @ 3:30PM

VIEW
By Appointment

AGENTS
Paulette Ghaleb
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AGENCY
LJ Hooker Parramatta | Granville |
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LJ Hooker

- Large outdoor entertaining area, perfect for gatherings
- Garage plus additional carport accommodation
- Set on Two Lots
- Land Area - 777.63 sqm approx.
- Huge 20.1168 metre frontage approx.
- Approx. 850m to Old Guildford Public School
- Approx. 900m to Yennora Train Station
- 1km approx. to Yennora Public School
- Easy access to Fairfield and Guildford shopping precincts
- Positioned directly opposite parklands for a tranquil outlook

Whether you're looking to secure a neat home to live in/rent out or capitalise on the development potential of this substantial landholding, this property presents a truly unique opportunity.

A rare offering not to be missed.

MORE DETAILS

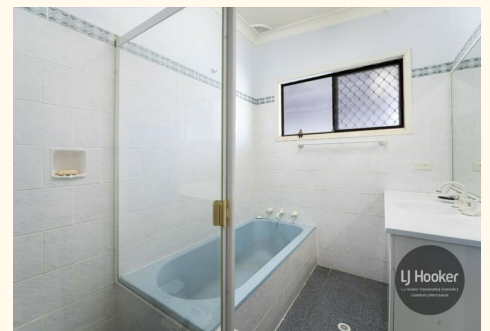
Property ID	2GZ8F9E
Property Type	House
Land Area	777.63 m2
Including	Ensuite
	Air Conditioning
	Toilets (3)
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport

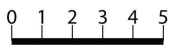
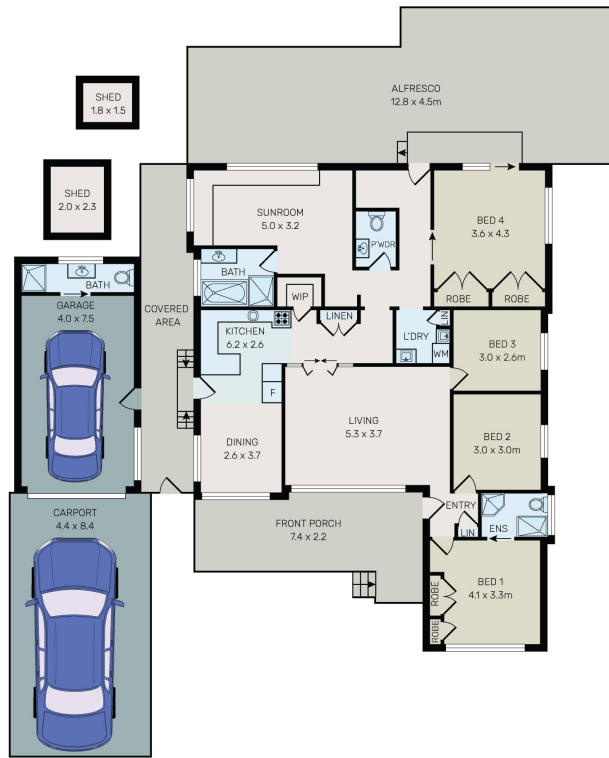
Paulette Ghaleb 0408 888 810

Area Specialist | paulette.ghaleb@ljhooker.com.au

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