

49 The Promenade, Guildford

## Sold Prior to Auction by PAULETTE GHALEB 0408 888 810

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
- Large outdoor entertaining area, perfect for gatherings
- Garage plus additional carport accommodation

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.

4 3 2

**FOR SALE**  
\$1,600,000

### AGENTS

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### AGENCY

LJ Hooker Parramatta | Granville |  
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- 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

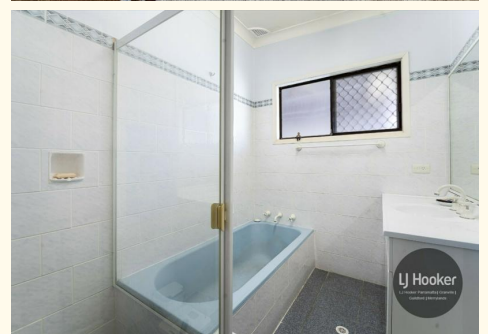
Property ID	2GZ8F9E
Property Type	House
Land Area	777.63 m2
Including	Ensuite
	Air Conditioning
	Toilets (3)
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport

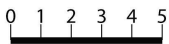
**Paulette Ghaleb 0408 888 810**

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

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