

## Guildford, 53 Bursill Street

SOLD AT AUCTION by Paulette Ghaleb 0408 888 810

Deceased Estate - Selling for Mainly Land Value

A great real estate opportunity with loads of potential to offer.

Nestled in a convenient location only minutes' walk to most amenities.

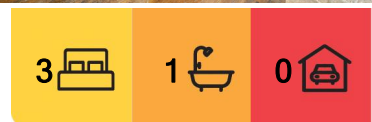
The older style residence desperately needs tender love and care, for those with a knack for renovating, this may be a great project to work on and transform into a modern showpiece!

Alternatively knock down and build that dream home you have always wanted (subject to council approval of course).

Notable features include:



**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**  
\$1,005,000

**View**  
[ljhooker.com.au/2EAVF9E](http://ljhooker.com.au/2EAVF9E)

**Contact**  
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**(02) 9637 8555**



- \* Total Land Area- 512 sqm Approx. (as per DP)
- \* Zoned R2 Low Density
- \* Older Style Home in Need of TLC
- \* 3 Bedrooms
- \* Lounge & Dining Area
- \* Renovate & Live In
- \* Knock Down & Build Your Dream Home (subject to council approval)
- \* 800 Metres Approx. to Guildford Shops
- \* 950 Metres Approx. To Railway Station
- \* Minutes' Drive to Parramatta CBD & Stockland Merrylands

## More About this Property

|                      |  |
|----------------------|--|
| <b>Property ID</b>   | 2EAVF9E  |
| <b>Property Type</b> | House  |
| <b>Land Area</b>     | 512 m <sup>2</sup>                                       |
| <b>Including</b>     | Close to Schools<br>Close to Shops<br>Close to Transport |

**Paulette Ghaleb 0408 888 810**

Area Specialist | [pghaleb.merrylands@ljhooker.com.au](mailto:pghaleb.merrylands@ljhooker.com.au)

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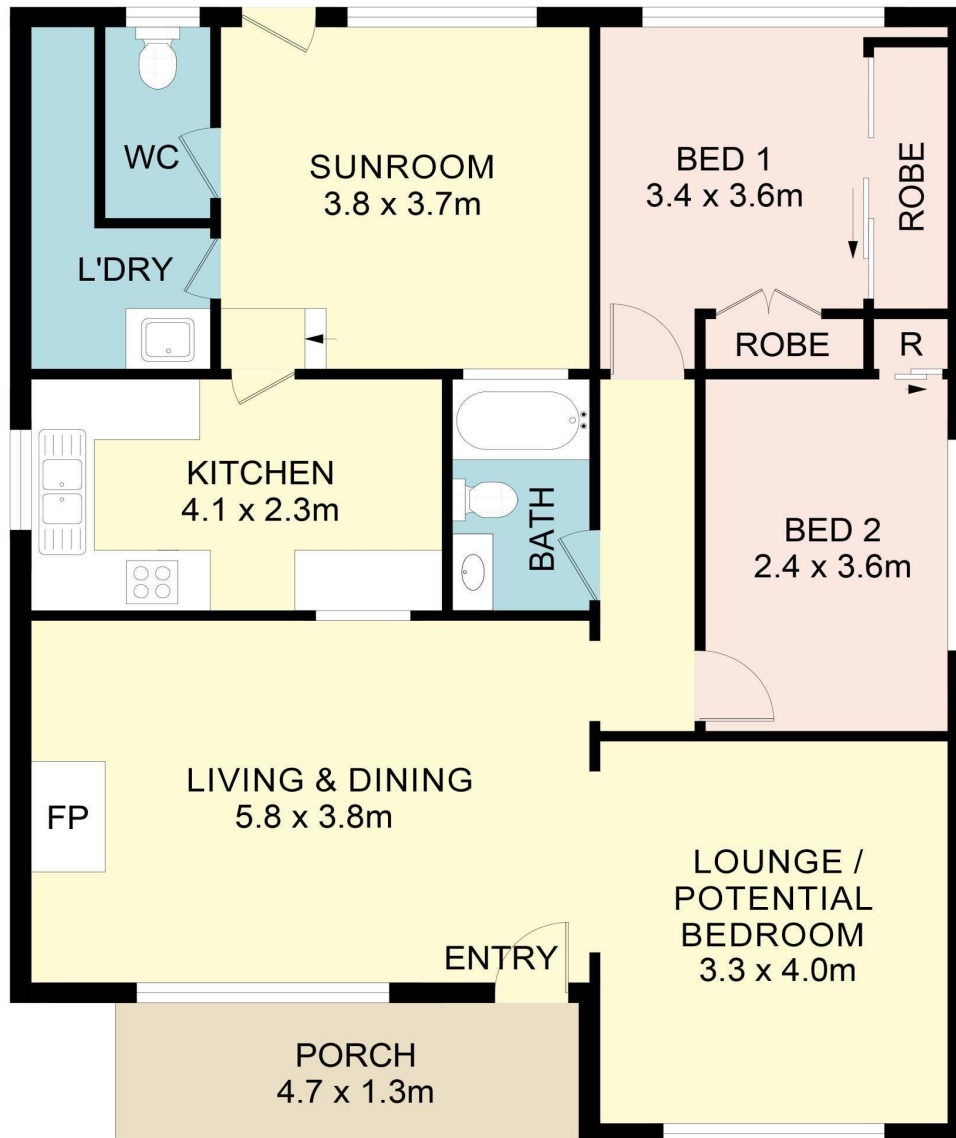
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SITE PLAN  
(NOT TO SCALE)



53 Bursill Street, Guildford



Granville | Guildford | Merrylands

DISCLAIMER: No liability for the accuracy of details contained within our floor plans. All plans are drawn and also checked to the best of our ability, however information contained in our floor plans such as area calculations are approximate, and have not been surveyed or drawn to scale. Our floor plans are for representational purposes only and should be used as such. Do not attempt to refer to our floor plans for structural or detailed information.



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