

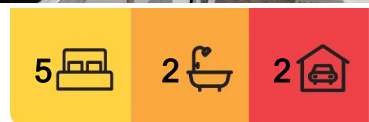
## Guildford, 535 Woodville Road

One home with dual living—Incredible Investment Potential

Positioned on a generous 714.4 sqm (approx.) block with wide frontage, this older-style home offers a rare opportunity for extended families or savvy investors. Boasting a flexible floorplan configured into two self-contained living quarters, each with separate electricity meters and NBN ready, the possibilities are endless.

Main Residence:

- \* 3 spacious bedrooms + study
- \* Stylish new gas kitchen
- \* Open plan living area with floating floorboards throughout
- \* Combined internal laundry and bathroom
- \* Lock-up garage
- \* Currently rented for \$390 per week



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/2FT5F9E](http://ljhooker.com.au/2FT5F9E)

**Contact**  
**Joseph Nasr**  
0405 824 646  
[Joseph.Nasr@ljhooker.com.au](mailto:Joseph.Nasr@ljhooker.com.au)



**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.

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### Secondary Living Quarters:

- \* 2 comfortable bedrooms
- \* Kitchenette with electric stove
- \* Combined bathroom and laundry
- \* Currently rented for \$340 per week

This is a standout opportunity to secure a versatile property in a convenient location. Whether you're investing, occupying, or a bit of both - this is value you don't want to miss.

## More About this Property

Property ID	2FT5F9E
Property Type	House
Land Area	714.4 m2
Including	Close to Schools Close to Shops Close to Transport Kitchenette

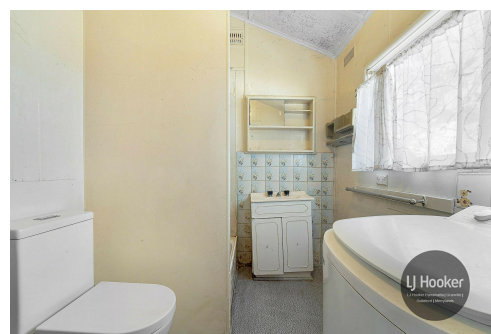
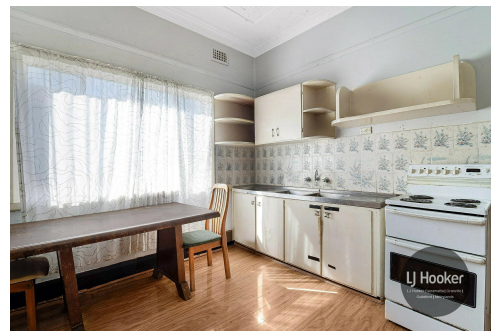
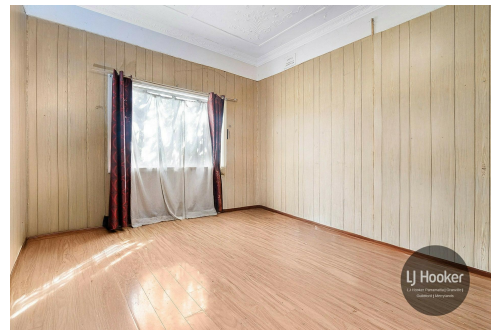
**Joseph Nasr 0405 824 646**

Area Specialist | [Joseph.Nasr@ljhooker.com.au](mailto:Joseph.Nasr@ljhooker.com.au)

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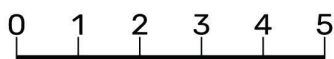
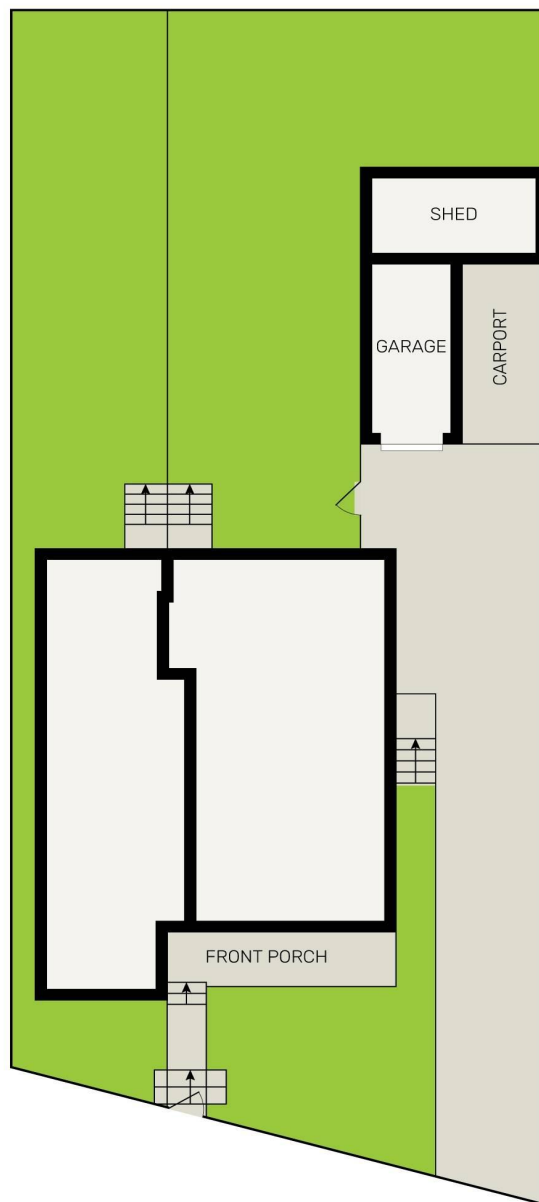
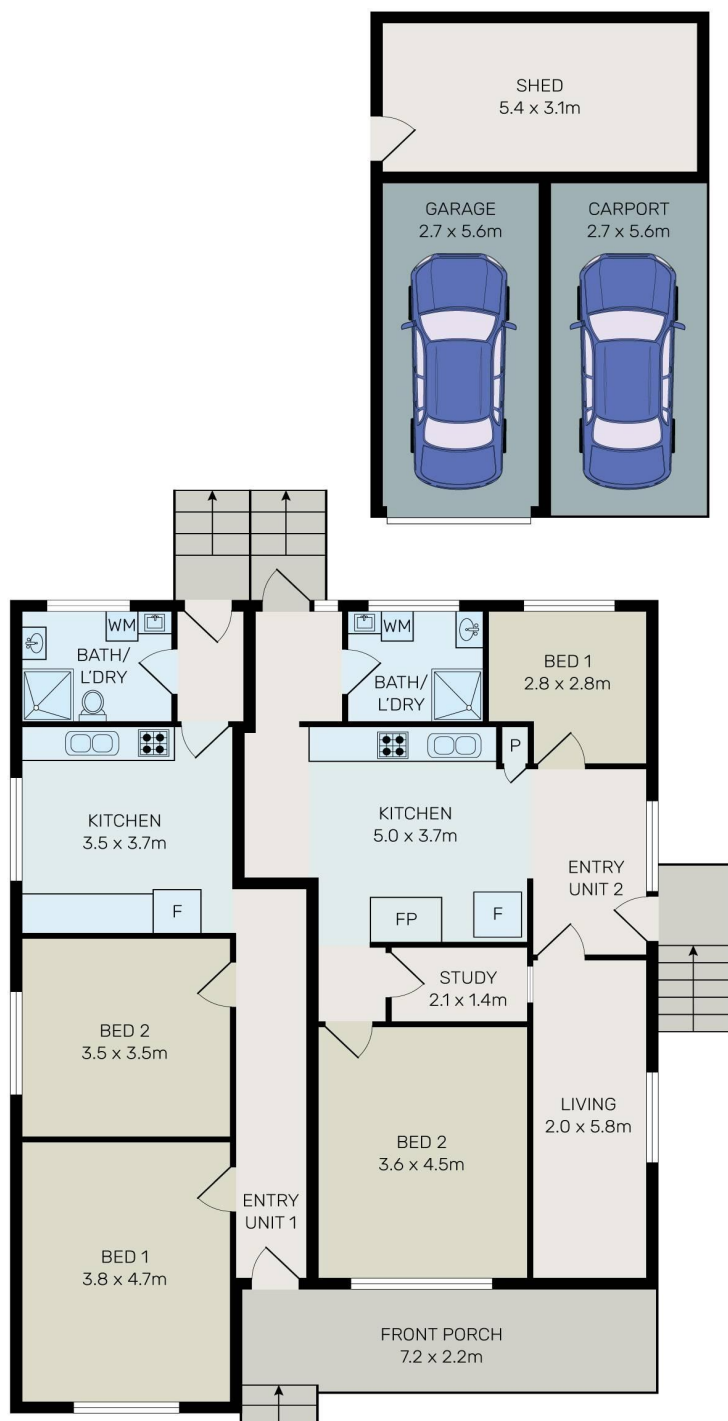
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