







59 Bright Street, Guildford

Brick Veneer Family Home - 828m2 with 15.24m Frontage - Duplex & Granny Flat Potential

Held by the same family for over 32 years, this substantial property sits proudly on a large 828m² parcel of land, offering a rare blend of immediate comfort, lifestyle convenience, and exceptional future development potential for duplex plus granny flat (STCA). Exceptionally located just a short drive to local shops, train stations, and the Parramatta CBD, this is an outstanding opportunity for growing families or savvy investors seeking strong long-term capital growth.

MAIN FEATURES

- 3 comfortable bedrooms, two featuring built-in wardrobes, with a private balcony attached to the main bedroom.
- Spacious U-shaped kitchen equipped with a gas cooktop, built-in oven, grill, and ample storage space.
- Separate, well-sized lounge and dining areas designed to comfortably accommodate family and friends.
- " A massive 38m² first-floor sitting area with excellent potential to convert into an additional bedroom or retreat.
- 2 functional bathrooms, including a bathtub in the main bathroom,

3 2 5

FOR SALE
$1,501,000

AGENTS

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complemented by an external laundry and extra toilet.
" 3 internal garage spaces with direct access to a 24m² workshop.
" Huge 36m² undercover alfresco area ideal for weekend barbecues and large family gatherings.
" A spacious 22m² storage shed and a dedicated 22m² greenhouse.
- Excellent duplex site potential or the option to add a granny flat with independent side access (subject to council approval)
- A true haven for garden lovers, featuring security fencing and a variety of established fruit trees, including longan, dragon fruit, custard apple, banana, mulberry, guava, and pomegranate.
- Security fencing for safety

LOCATION HIGHLIGHTS:
- mintue drive to Guildford Station.
- minute drive to Granville Station.
- minute drive to Granville Boys High School, and TAFE NSW Granville.
- minute drive to Stockland Merrylands and Granville Park.
- minute drive to Parramatta CBD, with easy access to the M4 Motorway and Woodville Road.

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MORE DETAILS

Property ID	2HJ3F9E
Property Type	House
Land Area	828 m2











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