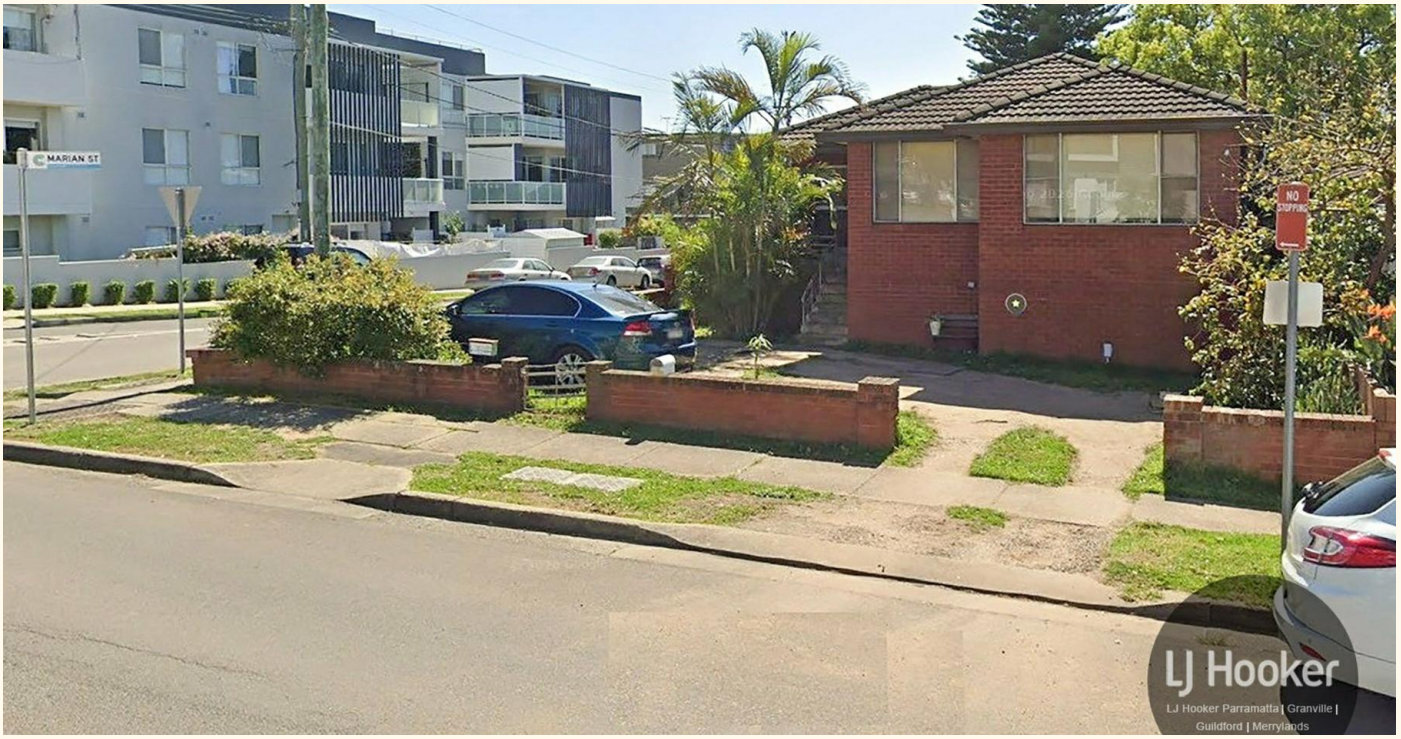








59 Mountford Avenue, Guildford

CORNER BLOCK OPPORTUNITY, R4 HIGH-DENSITY ZONING WITH TEENAGERS RETREAT

A Prime Corner Position with Outstanding Potential!

Presenting an outstanding opportunity for homebuyers, investors and developers alike, this versatile corner property offers a comfortable family home together with a separately renovated teenagers retreat, all set on a generous 576.93sqm parcel of land.

Perfectly positioned on the corner of Mountford Avenue and Marian Street, Guildford, this property offers exceptional flexibility, multiple accommodation options and exciting future potential.

Adding further appeal is its R4 High Density Residential zoning, with a Floor Space Ratio (FSR) of 0.8:1 and a Height of Building (HOB) limit of 11 metres, making this an attractive opportunity for developers and astute investors to explore its future possibilities (STCA).

Conveniently located within a short walk to Guildford shops, railway

4 2 5

FOR SALE
Contact Agent

VIEW
By Appointment

AGENTS
Joseph Nasr
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Interested parties must rely solely on their own enquiries.

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station, local schools, parks, childcare centres and places of worship, with Merrylands Stockland Shopping Centre and Parramatta CBD just a short drive away.

THE MAIN RESIDENCE
- Solid three-bedroom brick home
- Separate and spacious lounge and dining areas
- Modern kitchen featuring electric appliances and breakfast bar
- Timber flooring throughout
- Tiled bathroom with separate shower and bathtub
- Large lock-up garage with ample storage space
- Additional driveway parking

RENOVATED TEENAGERS RETREAT
- Freshly painted, self-contained one-bedroom accommodation
- Spacious air-conditioned living area
- Tiled flooring throughout
- Updated bathroom combined with laundry
- Undercover outdoor entertainment area
- Fully fenced and separated from the main residence
- Separate driveway parking

PROPERTY HIGHLIGHTS
- Generous 576.93sqm corner block
- Impressive 14.02m frontage
- R4 High Density Residential zoning
- FSR 0.8:1 | HOB 11m
- Two separate accommodation options
- Ideal for owner-occupiers, extended families, investors and developers
- Outstanding location close to transport, shops and amenities
- Currently leased with a combined rental of $960 per week.

Disclaimer: LJ Hooker Guildford (including its principal and employees) has taken care to ensure the information in this advertisement is accurate and obtained from reliable sources but gives no warranty and accepts no liability for any errors, omissions or misstatements. All images, plans and measurements are indicative only and not to scale. Some photographs may include virtual styling or digitally enhanced images and are for illustrative purposes only. Any prices, figures or rental returns are provided as a guide only and do not constitute representations or guarantees. Interested parties.

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MORE DETAILS

Property ID	2HQ6F9E
Property Type	House
Land Area	576.93 m2
Including	Air Conditioning
	Toilets (2)
	Floorboards
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport
	Disabled Access
	Kitchenette











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