



65 Albert Street, Guildford

SOLD AT AUCTION by Paulette Ghaleb 0408 888 810

Positioned on the high side of the street and set on an expansive 695.6sqm parcel of land with 15.24 metre frontage (approx.), this neat clad residence offers a rare combination of comfortable living, potential and strong investment yield.

Adding exceptional value is an approved two-bedroom granny flat, privately positioned with good separation from the main residence.

A fully lined and tiled garage with its own bathroom and kitchenette adds further versatility —ideal as a teenage retreat, home office, or creative studio space.

Main home features:

- Three generous bedrooms (main with built in)
- Separate living area plus open plan dining/family room
- Updated kitchen and bathroom
- Timber and tile flooring throughout
- Huge garage/sleepout with bathroom & kitchenette
- Total land area - 695.6 sqm approx.
- 15.24 metre frontage approx.
- Currently leased at \$700 per week

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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FOR SALE
\$1,650,000

AGENTS

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AGENCY

LJ Hooker Parramatta | Granville |
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(02) 9637 8555

 **LJ Hooker**

Granny flat features:

- Open plan living with tiled floors
- Modern kitchen and bathroom/laundry
- Private courtyard
- Currently leased at \$480 per week
- Separately metered for gas and electricity

The home offers immediate rental return while also presenting future potential for further development (STCA).

Whether you are an investor seeking solid returns, a multi-generational family needing flexible living, or a buyer looking for development upside, this property ticks all the boxes.

Please Note: Main bedroom image has been modified to include virtual furniture.

MORE DETAILS

| | |
|---------------|-------------------------------|
| Property ID | 2G2RF9E |
| Property Type | House |
| Land Area | 695.6 m2 |
| Including | Toilets (4) Built-in-Robes |

Paulette Ghaleb 0408 888 810

Area Specialist | paulette.ghaleb@ljhooker.com.au

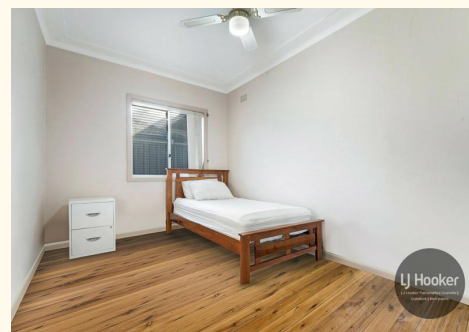
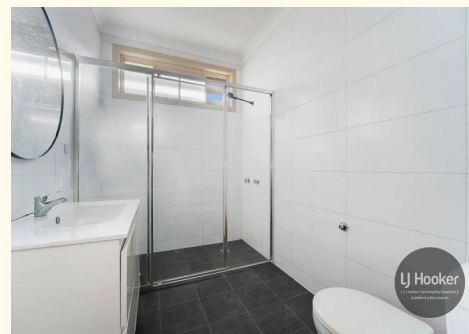
Mo Nazari 0426 006 001

Sales Associate to Paulette Ghaleb | moein.nazari@ljhooker.com.au

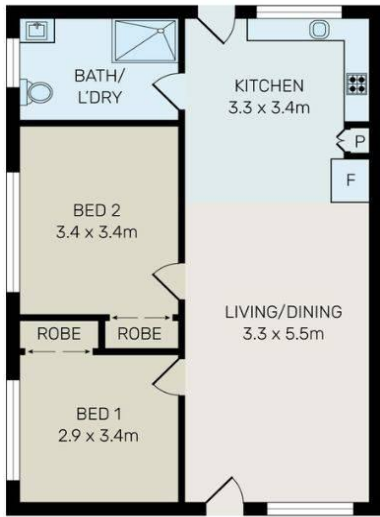
LJ Hooker Parramatta | Granville | Guildford | Merrylands (02) 9637 8555

42 South Street, GRANVILLE NSW 2142

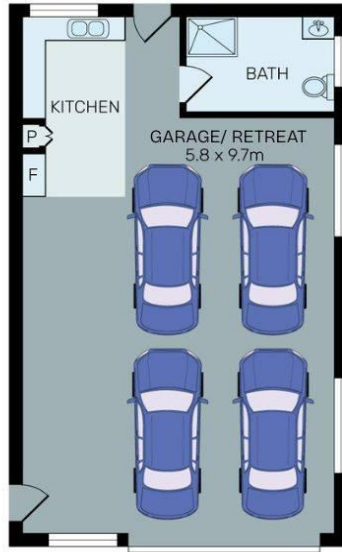
granville.ljhooker.com.au | granville@ljhooker.com.au



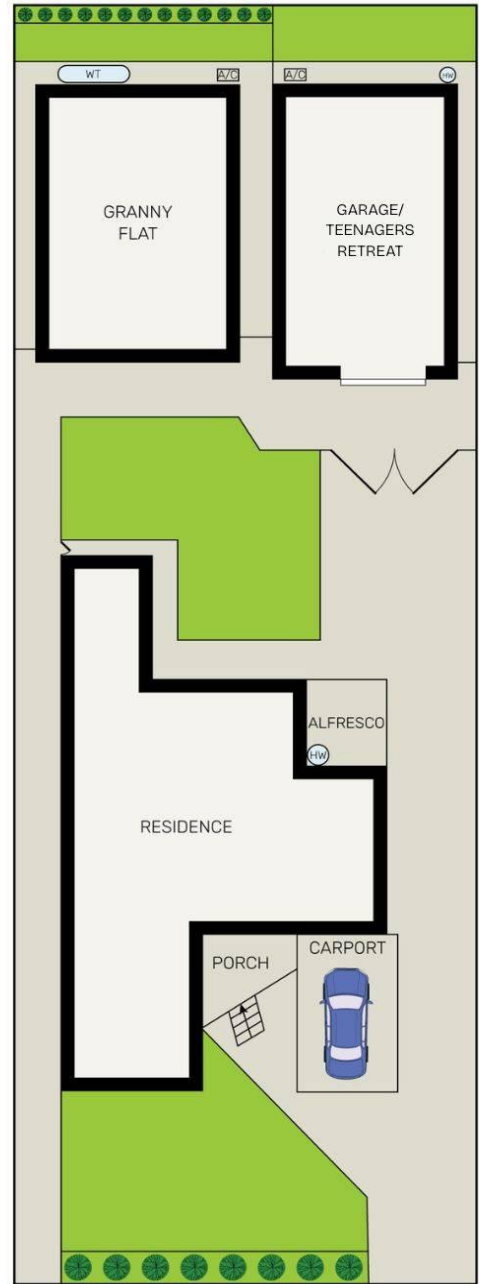
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GRANNY FLAT



MAIN FLOOR



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