



8 Acland Street, Guildford

SOLD AT AUCTION BY PAULETTE GHALEB 0408 888 810

Affordable Home With Two Street Frontage and Packed with Potential!




Packed with potential and positioned for convenience, this charming older-style residence presents an exciting opportunity for first home buyers, renovators and investors alike.

Neat, comfortable and brimming with future possibilities, this property is ready for you to make your mark!

Behind its classic fae, the home features:

- Two generous bedrooms with built ins
- Separate lounge room
- Dining area off the kitchen
- Neat kitchen and bathroom
- Sunroom offering space for home office
- Two street frontage
- Zoned R3 Medium Density
- Rear Street access, providing scope for garaging, a workshop or

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.

2  1  1 

FOR SALE
\$1,130,000

AGENTS

Paulette Ghaleb
0408 888 810
paulette.ghaleb@ljhooker.com.au

AGENCY

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

 **LJ Hooker**

- studio addition (STCA)
- Explore the potential for a granny flat (STCA)

Another highlight is the prime location —only 1km to Guildford Station and shops, and within 800m to Guildford Public School and St Patrick's Primary.

You will also be moments from parks and places of worship, ensuring an ultra-convenient lifestyle.

Whether you are looking to move straight in, renovate or improve on (subject to council approval) or invest in a highly convenient area, 8 Acland Street offers unlimited potential and long-term value.

MORE DETAILS

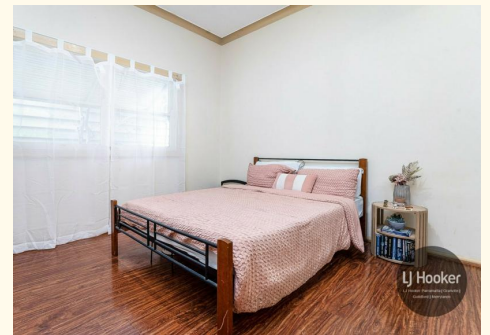
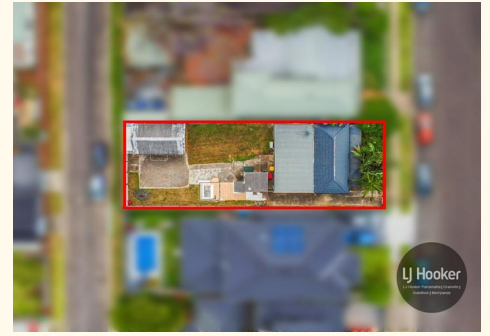
Property ID	2GHDF9E
Property Type	House
Land Area	404.7 m2
Including	Air Conditioning
	Toilets (2)
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport

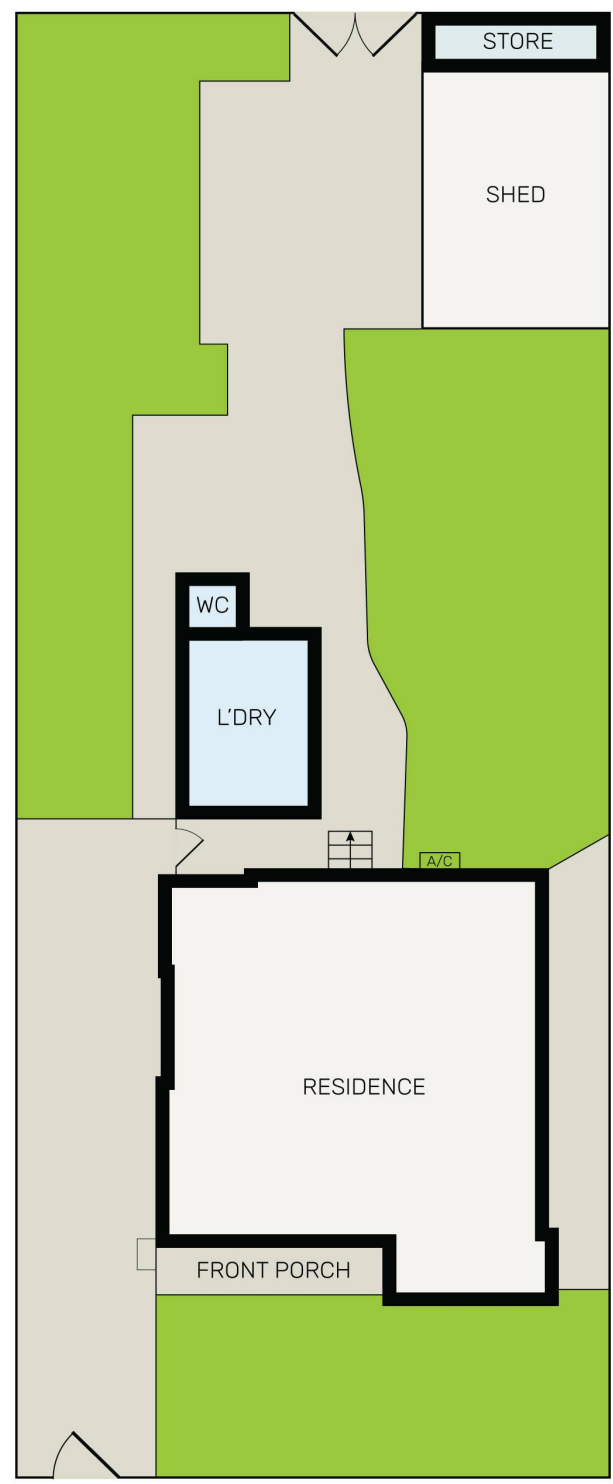
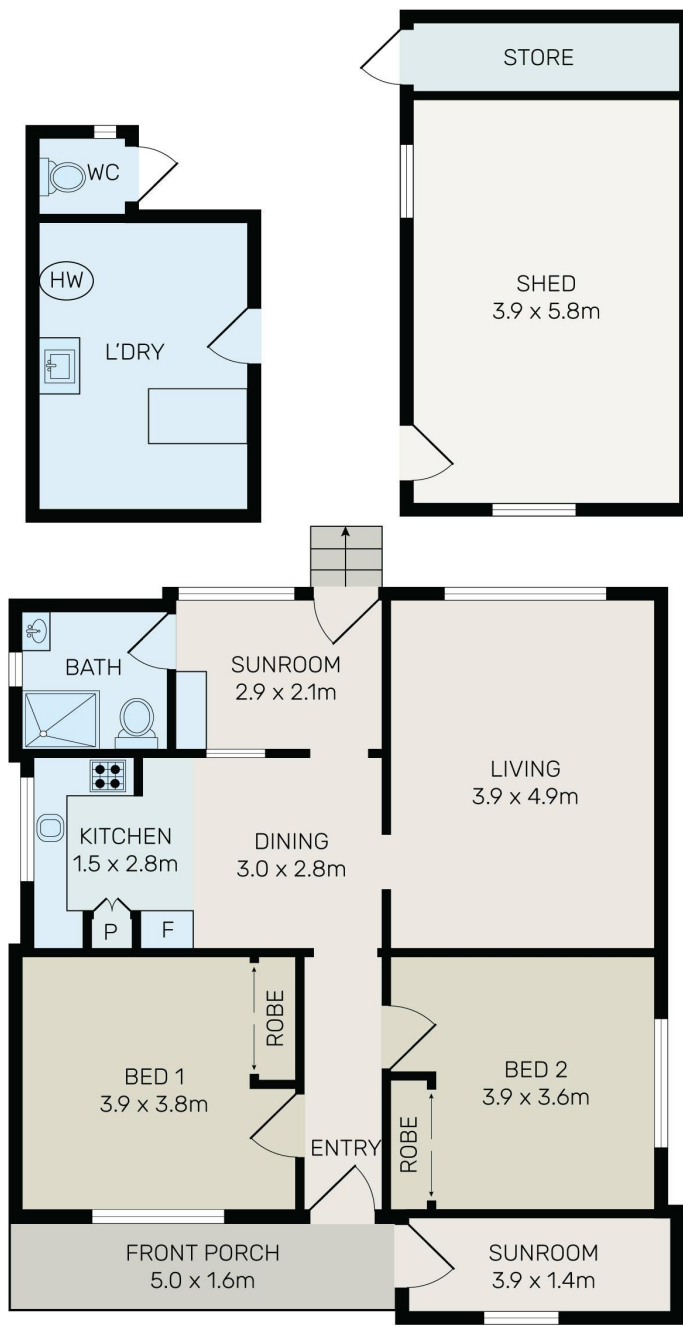
Paulette Ghaleb 0408 888 810

Area Specialist | paulette.ghaleb@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





All information contained herein is gathered from all sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

8 Acland Street, Guildford

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.

