



80 Henry Street, Guildford

North Facing Home with Approved 2-Bedroom Granny Flat. Potential Duplex Site

Positioned on a commanding 696sqm corner block with a 16.46m frontage in a peaceful, sought-after street, this north facing single-level residence offers the perfect fusion of family comfort and savvy investment. The self-contained granny flat currently delivers a healthy \$600 per week in passive income. This versatile property presents excellent value and is ideal for families or builders/developers looking to capitalise on its duplex potential.

Main Residence:

- 4 good-sized bedrooms, all with built-in wardrobes
- Open and spacious gas kitchen featuring stone benchtop, timber cabinetry and plenty of storage
- Open living and dining with abundant natural light
- Fully tiled bathroom with separate shower and spa
- External laundry plus toilet
- Ducted and split air conditioning for total climate control
- Covered veranda perfect for entertaining and BBQ
- Fully concreted paver rear yard with up to 4 car spaces
- Outdoor shed for storage

6 3 6

FOR SALE
\$1,925,000

AGENTS

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AGENCY

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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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- Potential rental of \$900+ per week

Granny Flat:

- Completely self-contained with private, separate access on Kay Street
- 2 car parking spaces
- Two bedrooms and one modern bathroom.
- Air conditioning for climate control
- Currently leased for \$600 per week, offering an instant financial advantage.

Location Highlights:

- 7 mins walk to Guildford Town Centre
- 8 mins walk to Guildford Station
- 7 min drive to Merrylands Station & Stockland Mall
- Short walk to local parks and schools
- Easy access to M4 motorway and Parramatta CBD

Contact the team for more information or inspect the property.

MORE DETAILS

Property ID	2GEGF9E
Property Type	House
Land Area	696 m2

Soon Tee 0420 966 377

Area Specialist | Soon.Tee@ljhooker.com.au

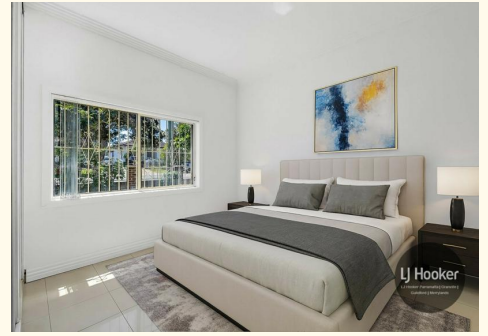
Ronica Leung 0451 373 888

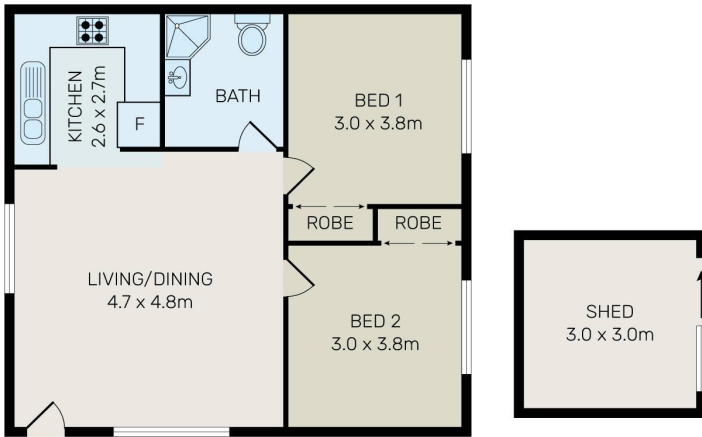
Sales Associate to Soon Tee | ronica.leung@ljhooker.com.au

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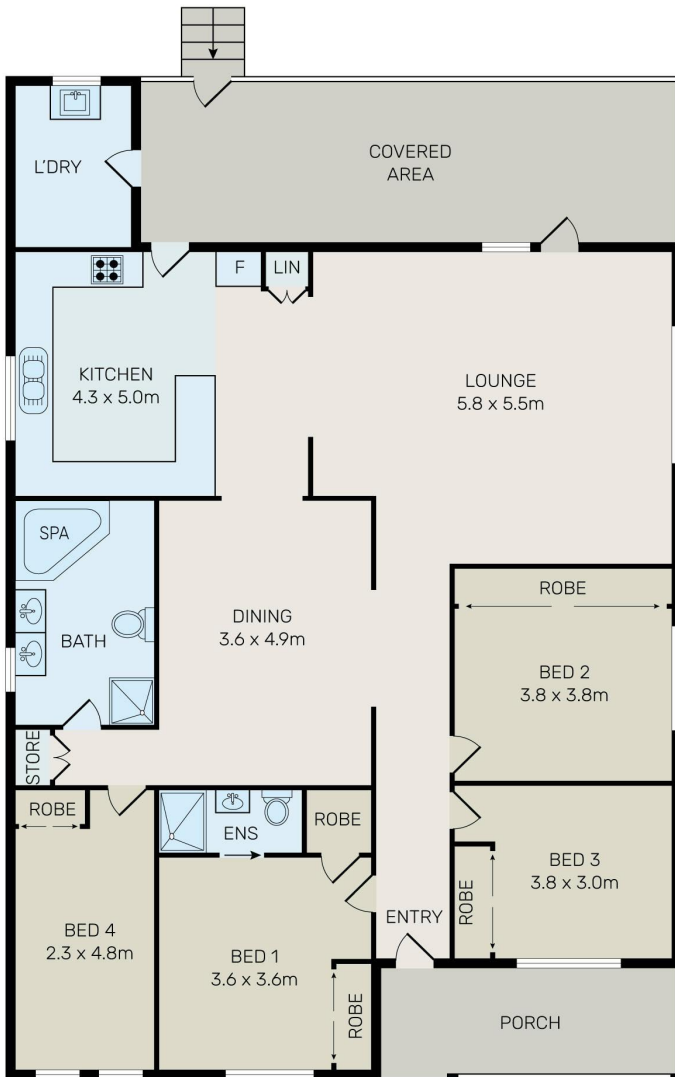
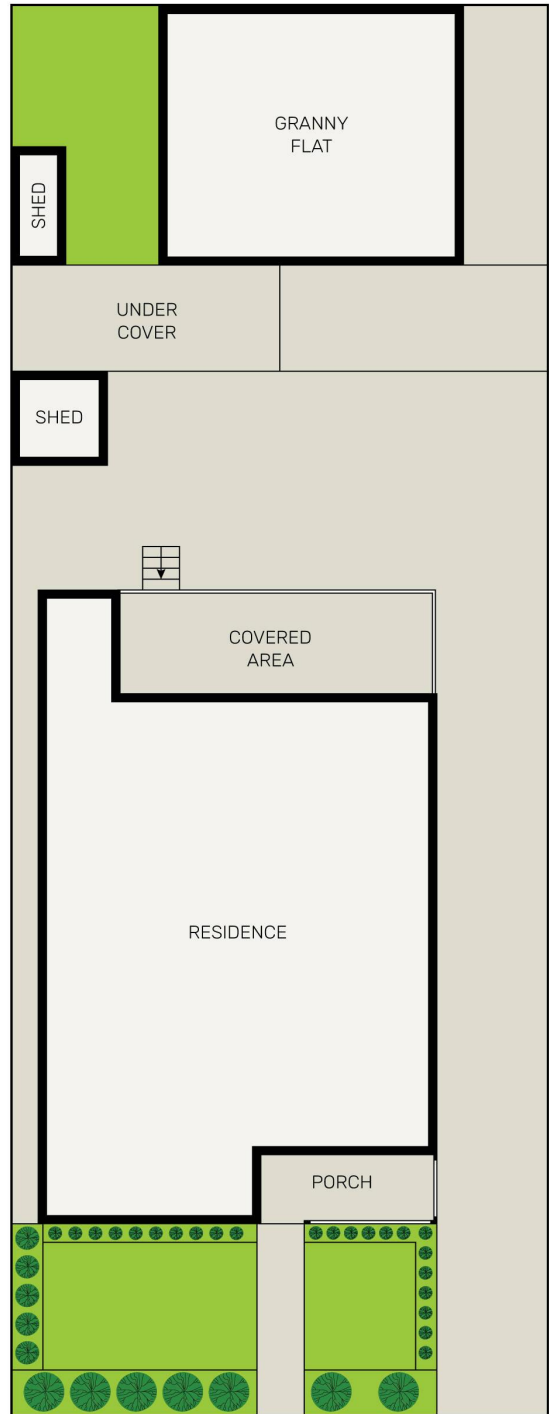
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GRANNY FLAT



MAIN FLOOR



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