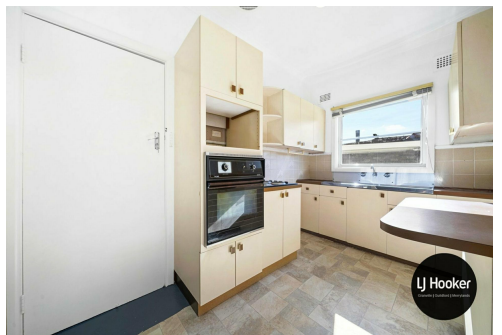
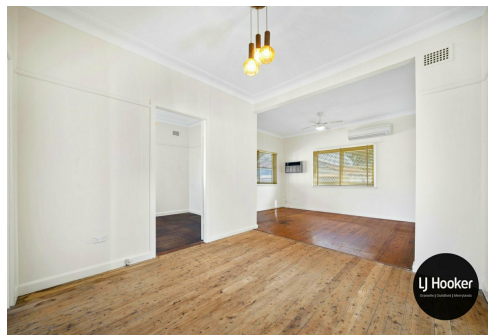




Guildford, 86 Military Road

SOLD AT AUCTION By Paulette Ghaleb 0408 88 810

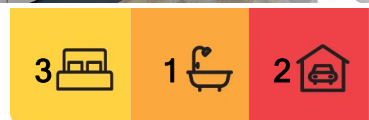
600m to Station Plus Huge 19.812m Frontage

This once loved family home is being offered to the market for the first time in over 65 years.

A prime real estate opportunity with loads of potential to offer, 86 Military Road, Guildford is nestled in a convenient location only minutes' walk to most amenities.

The neat older style residence is an excellent choice for first home buyers, investors, or developers alike.

For those with a knack for renovating, this may be a great project to work on and transform into a modern showpiece!



For Sale
\$1,002,500

View
ljhooker.com.au/2ERXF9E

Contact
Paulette Ghaleb
0408 888 810
pghaleb.merrylands@ljhooker.com.au



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Alternatively knock down and build that dream home you have always wanted (subject to council approval of course) or explore the potential it may have to offer for a dual occupancy development.

Notable features include:

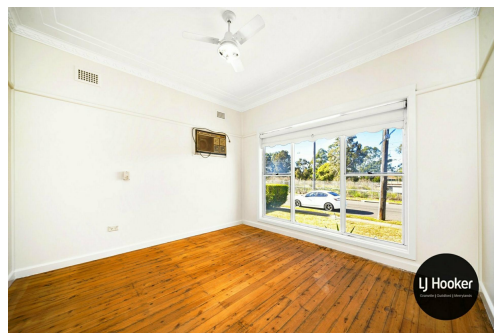
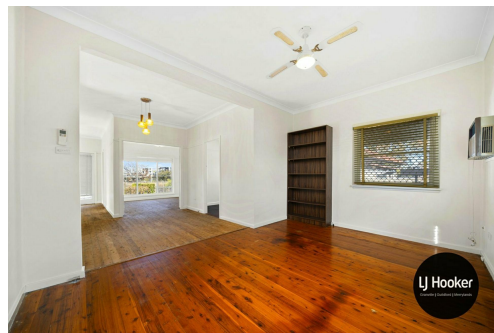
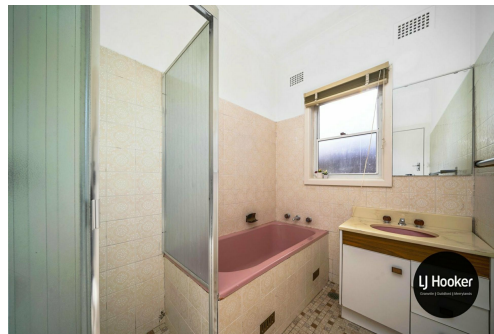
- * 3 Bedrooms
- * Formal lounge or optional fourth bedroom
- * Open plan living & dining area
- * Neat kitchen and bathroom
- * Live in as is or renovate
- * Knock down & build your dream home (subject to council approval)
- * Explore the potential for a dual occupancy development
- * Total Land Area- 556 sqm Approx. (as per DP)
- * Huge 19.812 metre approx. frontage
- * Zoned R2 Low Density
- * Great first home or investment opportunity
- * 600 metres approx. to the Railway Station & shops
- * Minutes' drive to Parramatta CBD & Stockland Merrylands

More About this Property

Property ID	2ERXF9E
Property Type	House
Land Area	556.4 m²
Including	Toilets (1) Car Parking - Surface Close to Schools Close to Shops Close to Transport

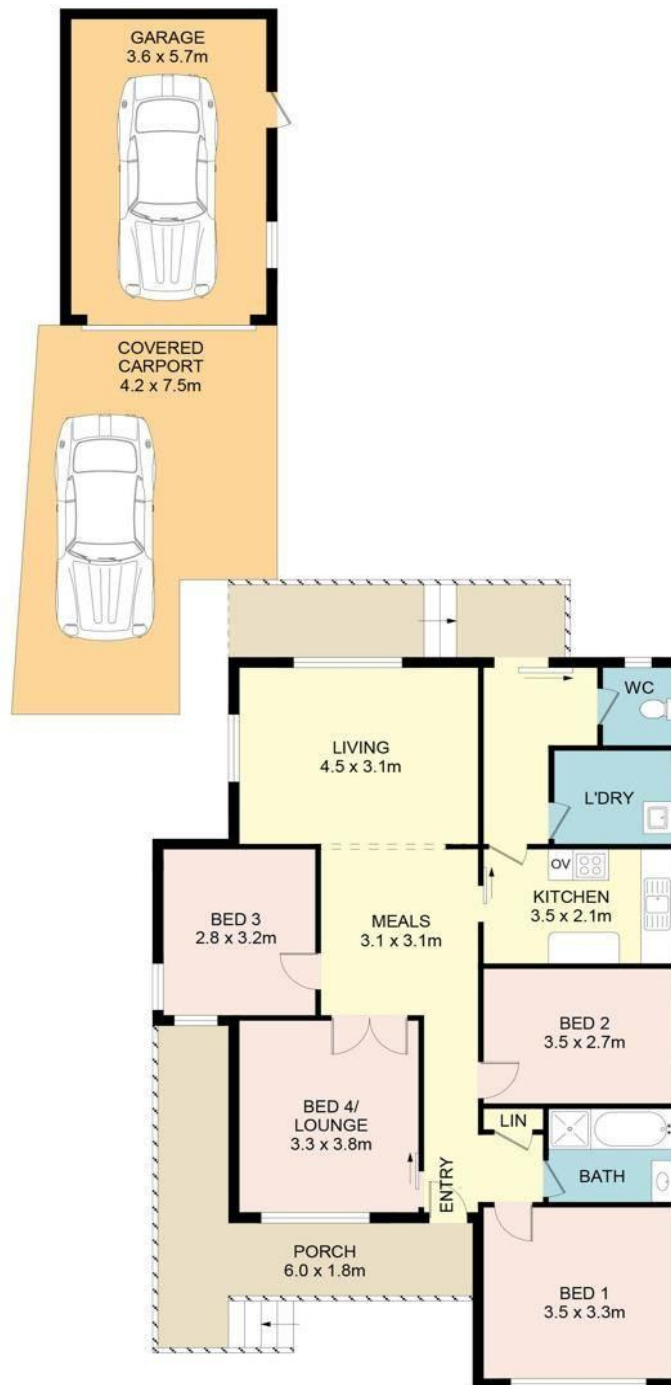
Paulette Ghaleb 0408 888 810
Area Specialist | pghaleb.merrylands@ljhooker.com.au

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86 Military Road, Guildford



Granville | Guildford | Merrylands

DISCLAIMER: No liability for the accuracy of details contained within our floor plans. All plans are drawn and also checked to the best of our ability, however information contained in our floor plans such as area calculations are approximate, and have not been surveyed or drawn to scale. Our floor plans are for representational purposes only and should be used as such. Do not attempt to refer to our floor plans for structural or detailed information.



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