96 Military Road, Guildford

Sold at Auction by PAULETTE GHALEB 0408 888 810

Positioned on an expansive 967.5sqm parcel of land (approx.) with desirable R3 Medium Density zoning, this well-maintained and much-loved family home presents a rare opportunity in a highly convenient Guildford location.

Proudly held and cherished for 71 years, the home offers a warm and inviting atmosphere with a spacious and functional layout.

Featuring three generous bedrooms with built-in wardrobes, formal living area, separate dining adjoining a neat kitchen, large sunroom perfect for year-round enjoyment, two bathrooms and a carport, the residence is liveable as is while offering scope to further enhance.

Set just five hundred metres from Guildford Station and local shops, with schools, parks, and everyday amenities all within easy reach, this property combines lifestyle convenience with exceptional future potential.

Whether you are looking to renovate and create your dream home, knock down and rebuild or explore the exciting possibilities for dual occupancy or future multi-dwelling development (all subject to council

3 2 1

FOR SALE
$1,400,000

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

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

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.

LJ Hooker

approval), this is an opportunity not to be missed.

Key Features:

- Expansive 967.5sqm approx. block with R3 Medium Density zoning
- Three bedrooms with built-in wardrobes
- Formal living and separate dining area
- Neat kitchen plus two bathrooms
- Large sunroom
- Convenient location close to transport, shops, schools, and parks
- 500 metres approx. to Guildford Station & Shops
- Endless potential: renovate, rebuild or develop (STCA)

Opportunities of this scale and flexibility are increasingly rare.

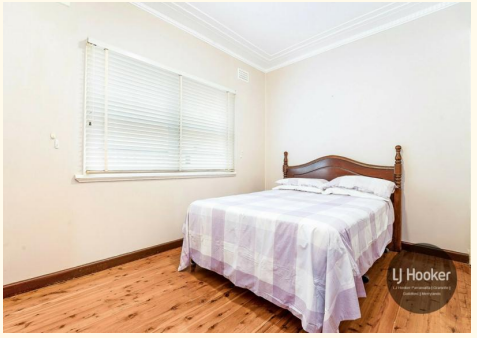
Secure your future in one of Guildford's most accessible and evolving pockets.

MORE DETAILS

Property ID	2GXJF9E
Property Type	House
Land Area	967.5 m2
Including	Toilets (2)
	Built-in-Robes
	Car Parking - Surface
	Close to Schools
	Close to Shops
	Close to Transport

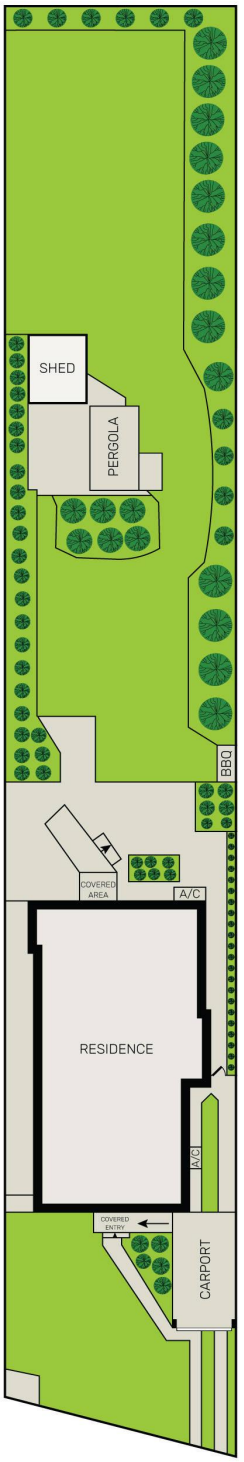
Paulette Ghaleb 0408 888 810
Area Specialist | paulette.ghaleb@ljhooker.com.au

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 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.

LJ Hooker



0 1 2 3 4 5

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.

96 Military Road, 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.

LJ Hooker