

**11 Rickard Street, Guildford, NSW 2161**



**Sold Residential Land**

Wednesday, 20 September 2023

**11 Rickard Street, Guildford, NSW 2161**

**Type: Residential Land**



Ramin Rahimi  
0296888955



Matt Carpenter  
0297606666

**\$1,305,000**

Already cleared and ready to build, here is a large 827.8 sqm property with a wide 20.115 metre frontage that is ready for construction to begin. The property already has a CDC/DA approval in place for the construction of a grand five-bedroom plus study family home making it an ideal opportunity for those seeking a large block in a great location to create their dream lifestyle. Developers may also consider the potential for duplex development subject to council approval. Just a short walk to the bus stop and Woodville Road for Parramatta, you're well located within easy reach of local schools, shopping and Guildford station. Could this be your dream home build opportunity come true? Enquire today.\* 827.8 sqm cleared land ready for building\* Wide 20.115 metre street frontage\* Walk to shopping, transport and school\* Easy access to the Parramatta CBD\* CDC/DA approved for new 5-bedroom home\* Council: \$527pq | Land: 827.8sqm **DISCLAIMER:** All information contained herein is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.