

**112 Military Road, Guildford, NSW 2161**



**Sold House**

Wednesday, 31 January 2024

**112 Military Road, Guildford, NSW 2161**

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**



Steven Khawam  
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**\$1,360,000**

Two Properties on One Block, R4 Zone, Fantastic Location! Attention Investors, Developers & Home Buyers! First Time Offered, Original Family Built Home and Owned since 1946. An ultra rare opportunity to present this fantastic, R4 zone prime piece of real estate in one of the best locations in Guildford. Positioned on the high side of the street, this block is within close proximity to all of Guildford's amenities which include Guildford train station and bus services, Guildford Rd shops, schools and ample recreational facilities surrounding. If you are looking for a great investment property, land banking for potential future development or a large family, you must put this on your shopping list! Potential for other multiple developments opportunities under the current zoning, subject to council approval. Residence 1: \* 2 bedrooms, 1.5 bathrooms, car space \* Separate living and family rooms \* Floorboards throughout \* Large kitchen with room for dining \* Updated bathroom \* Laundry with additional toilet \* Air conditioning Residence 2: \* 4 bedrooms, 2 bathrooms, 1 carport \* Separate living and dining areas \* Floorboards throughout, carpets in the bedrooms \* Living room flows to the balcony \* Kitchen with rangehood \* Master bedroom with ensuite \* Built in wardrobes in all bedrooms \* Bathroom with shower and bathtub \* Internal laundry R4 High Density Council Zone FSR: 1.2:1 HOB: 15m 613.4sqm block, 13.443m frontage approx.