

15-19 King Street, Guildford West, NSW 2161

Laing+Simmons

House For Sale

Saturday, 18 May 2024

15-19 King Street, Guildford West, NSW 2161

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 2078 m2

Type: House



George Lattouf
0404004754



Daniel Eid
0410689567

Auction Onsite Saturday 15th June 2024 at 11am

Unlock the possibilities of this exceptional corner block, boasting a sprawling 2078 sqm* of land in a proud position at the intersection of King Street and Queen Street. With a generous 36.93m* frontage off King Street and 52.16m* frontage off Queen Street, this property presents a rare opportunity for astute developers and investors to maximise the full potential of subdividing into multiple blocks of land. Explore the endless development opportunities offered by this expansive piece of land, including duplexes with granny flats, freestanding homes with granny flats or even a childcare centre (subject to council approval) and much more. - Expansive total land size of 2078 sqm* with a northly aspect - Positioned in a great location with district views and levelled block - Frontage of 36.93m* off King Street & frontage of 52.16m* off Queen Street - Potential to subdivide into multiple blocks (STCA)* - Endless possibilities for development including duplexes, freestanding homes with granny flats and childcare centre, dual occupancies, group homes, early education and care facilities (STCA)* - Two (2) good sized bedrooms with built in robes - Large lounge room with split system air conditioning and ceiling fan - Updated eat-in kitchen with ample bench and storage space - Expansive sunroom with option of secondary living space or home office - Main bathroom with separate shower and bathtub - Separate internal laundry with additional second toilet - Double lock up garage with carport providing plenty of secured parking options - Walking distance to schools, T-way bus stop to Liverpool and Parramatta station, shops, cafes, parks and short commute to Guildford train station, Merrylands train station, Merrylands Stockland Mall, Fairfield shops and train station - Current outgoings - Council: \$173.29 p/q | Water: \$173.29 p/q* Denotes approximately * Denotes subject to council approval (STCA) Laing & Simmons Merrylands and its directors, employees and related entities believe that the information contained herein is gathered from sources we deem to be reliable. However, no representation or warranties of any nature whatsoever are given, intended or implied.