

# 2 Willoughby Street, Guildford, NSW 2161



## House For Sale

Wednesday, 22 May 2024

2 Willoughby Street, Guildford, NSW 2161

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 746 m2

Type: House



Paulette Ghaleb

0296378555

## **Auction - Must Be Sold**

First time offered by its original and only owner in 75 years, this immaculate clad residence has been a much loved and cared for family home and is a prime real estate opportunity with plenty of potential to offer. Nestled on a large north/east facing corner block of 746.1 sqm with 16.155 metre frontage (approx.) in a sought-after location that is conveniently set within easy reach to primary and high schools along with local shops, parks, places of worship and bus transport. Live in or rent out until such a time as you have the means to expand and transform this home into a modern showpiece. Alternatively knock down and build that dream home you have always wanted or explore the development potential it has to offer for various developments including duplex, granny flat or two stand-alone homes (all subject to council approval of course). Notable features include: \* First Time Offered in 75 Years by the Original Owner \* Immaculate Clad Home - Well Presented Throughout \* Superb North/East Facing Corner Block \* Total Land Area- 746.1 sqm Approx. (as per DP) \* Wide 16.155 Metre Frontage Approx. \* Zoned R2 Low Density \* 3 Bedrooms Plus Separate Living & Dining Area \* Neat Kitchen & Updated Bathroom \* Potential for Duplex, Granny Flat or Two Stand-Alone Homes (Subject to Council Approval) \* Knock Down & Build Your Dream Home (subject to council approval) \* 350 Metres Approx. to Blaxcell Street Public School \* 750 Metres Approx. To Granville South Creative and Performing Arts High School \* Bus Transport, Parks and Local Shops Nearby \* Minutes' Drive to Parramatta CBD, Granville Centre & Stockland Merrylands \* Rare Opportunity - Homes Like This are Fast Becoming Scarce!