

26 The Esplanade, Guildford, NSW 2161

House For Sale

Wednesday, 27 March 2024



26 The Esplanade, Guildford, NSW 2161

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 872 m2

Type: House



Matt Carpenter
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Rita Kahkejian
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AUCTION

Here is a rare opportunity to secure a large 872.6 sqm property that is also a double-lot development opportunity. The very neat and clean two-bedroom, brick veneer stand-alone home boasts a separate lounge and dining area, a generous kitchen, and a neat original bathroom with separate toilet, making it ideal for living or rental as future construction plans are organised. The bus stop is situated at your front door, plus you're only 150 metres to Maunder Reserve, 600 metres to Holroyd Private Hospital, 750 metres to the train station and only 850 metres walk to school. The oversized flat block presents perfectly for the creation of two wonderful new homes subject to council approval (STCA) making this an ideal investment and development proposition.* Enormous 872.6 sqm double-lot property* Wide 23.16 metres of total street frontage* Existing 2-bedroom, brick stand-alone home * Walk to parks, school and train station* Outstanding development potential (STCA)* Council: \$483pq | Water: \$193pq | Land: 872.6sqm 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.