

30 Brazier Street, Guildford, NSW 2161



House For Sale

Wednesday, 27 March 2024

30 Brazier Street, Guildford, NSW 2161

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 708 m2

Type: House



Paulette Ghaleb
0296378555



Joseph Nasr
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Auction - Must Be Sold

A great real estate opportunity with loads of potential to offer. Nestled on a beautiful parcel of land of 708.2 sqm approx., in a convenient location within easy reach to primary and high schools along with local shops, parks and bus transport. The older style residence is in neat condition, for those with a knack for renovating, this may be a great project to work on and transform into a modern showpiece! Alternatively knock down and build that dream home you have always wanted or explore the potential to build a granny flat or perhaps to develop further in the future (subject to council approval of course). Notable features include: * Total land area- 708.2 sqm approx. (as per DP) * Zoned R2 Low Density * 3 bedrooms * Lounge & separate dining area * Family/Sunroom * Internal laundry with 2nd toilet * Lock up garage plus carport * Renovate & live in * Knock down & build your dream home (subject to council approval) * Development potential (subject to council approval) * 850 metres approx. to Blaxcell Street Primary School * Less than 650 metres approx. to Granville South Creative and Performing Arts High School * Minutes' drive to Guildford shopping centre, Parramatta CBD & Stockland Merrylands