

# 50 Willoughby Street, Guildford, NSW 2161

Laing + Simmons

## House For Sale

Friday, 3 May 2024

50 Willoughby Street, Guildford, NSW 2161

Bedrooms: 3

Bathrooms: 2

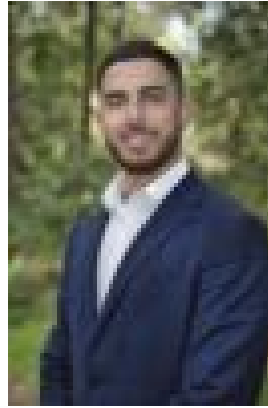
Parkings: 2

Area: 746 m<sup>2</sup>

Type: House



Ray Fayad  
0296378111



Nabil Mouslemani  
0296378111

## **Auction**

This 746m<sup>2</sup> corner block, boasting a 16.155m frontage presents the much-awaited opportunity many have been asking for. The property offers development approval (DA) for two standalone dwellings, both street facing and detached. Each comprising two levels and featuring architecturally designed homes including four-bedroom French provincial and three-bedroom contemporary styles. Ideally located at the corner of Willoughby and Excelsior Street, the property title includes an original 3-bedroom 2-bathroom property, currently tenanted. Situated within walking distance of local shops, schools, and near public transportation, this property must be sold. Property features -D.A approved for two (2) standalone luxury homes-Plans for 2 enormous 4 bedrooms homes-Multiple living and dining areas-Rumpus rooms-Swimming pools-Covered alfresco dining -Original home with 3 bedrooms & 2 bathrooms-Living and dining area-Bathroom-Kitchen-Garage & carport-746m<sup>2</sup> corner block 16.15m frontage Location-130m to Willoughby Street park-650m to Excelsior Street shops-950m to Woodville Golf course-1.5km to Guildford station & surrounding shops Schools & Childcare-Blaxcell Street Public School-Granville South High School-Young Academics Early Learning Centre