National Real Estate Guildford
358 Guildford Road,
Guildford NSW 2161

496 Woodville Rd, Guildford, NSW 2161 **Offers Invited**

House 3 1









PRIME R4 DEVELOPMENT OPPORTUNITY ON 957SQM | 31M HEIGHT LIMI

An Exceptional High Density Development Opportunity in a Strategic Guildford Location!

Open for Inspection

By Appointment.

Positioned along one of Guildford's prominent thoroughfares, this outstanding 957sqm landholding presents an exciting opportunity for developers, builders and astute investors seeking to capitalise on the area's growing demand for residential development.

Boasting R4 High Density Residential zoning, an impressive 31 metre maximum building height and a floor space ratio of 1.8:1, this substantial parcel offers enormous potential for future redevelopment, subject to council approval.

With a generous 15.32 metre frontage to Woodville Road, the property is strategically positioned alongside established multistorey residential developments, highlighting the evolving high density character of the surrounding precinct.

Currently occupying the land is a neat and well maintained three bedroom home, providing an opportunity to secure potential rental income while exploring future development plans.

Conveniently located with access to Guildford Railway Station, local shopping facilities, schools and public transport, the property also enjoys connectivity to Stockland Merrylands, Parramatta CBD and major arterial roads.

Property Highlights:

• Generous 957sqm parcel of land
• R4 High Density Residential zoning
• Maximum building height of 31 metres
• Floor Space Ratio (FSR) of 1.8:1
• Wide 15.32 metre street frontage
• Potential for residential apartment development, subject to council approval
• Existing neat three bedroom home offering potential holding income
• Positioned alongside established multistorey residential developments

Listed By
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Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.