

5 Clement St, Guildford, NSW 2161

Residential Land

**Offers Invited! CDC Approved
Triplex Site!**



CDC Approved Triplex Development Opportunity | R3 Zoning | 3

National Real Estate Guildford proudly presents an outstanding development opportunity at 5 Clement Street, Guildford—a premium CDC-approved triplex site, positioned within one of the area's most tightly held pockets. Set on an expansive 822m² (approx.) parcel with an impressive 18.53-metre frontage, this property benefits from CDC approval for a three-lot triplex, allowing construction to commence immediately and eliminating lengthy planning delays. The approved plans showcase three oversized five-bedroom residences, thoughtfully designed to meet the demands of modern family living and strong end-user or investor appeal.

With construction already commenced and three lots on title, this is a rare, shovel-ready project offering exceptional scale, zoning flexibility, and long-term value.

Open for Inspection

By Appointment.

Key Features:

- CDC approved triplex development
- Council contributions paid
- Three lots on title
- Land size: 822m² (approx.)
- Frontage: 18.53m (approx.)
- Approved for three oversized 5-bedroom homes
- Vacant land with construction already commenced
- R3 Medium Density Residential zoning

Enjoy the convenience of a central Guildford location with close proximity to key amenities:

- Guildford Train Station - 1.6 km
- Guildford Public School - 1.2 km
- St Patrick's Primary School - 1.5 km
- McCredie Park & Sports Grounds - 900 m
- Stockland Merrylands Shopping Centre - 3.2 km
- Parramatta CBD - 5.8 km
- Easy access to Woodville Road, the M4 Motorway, and public transport links

Highlights:

Listed By

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