

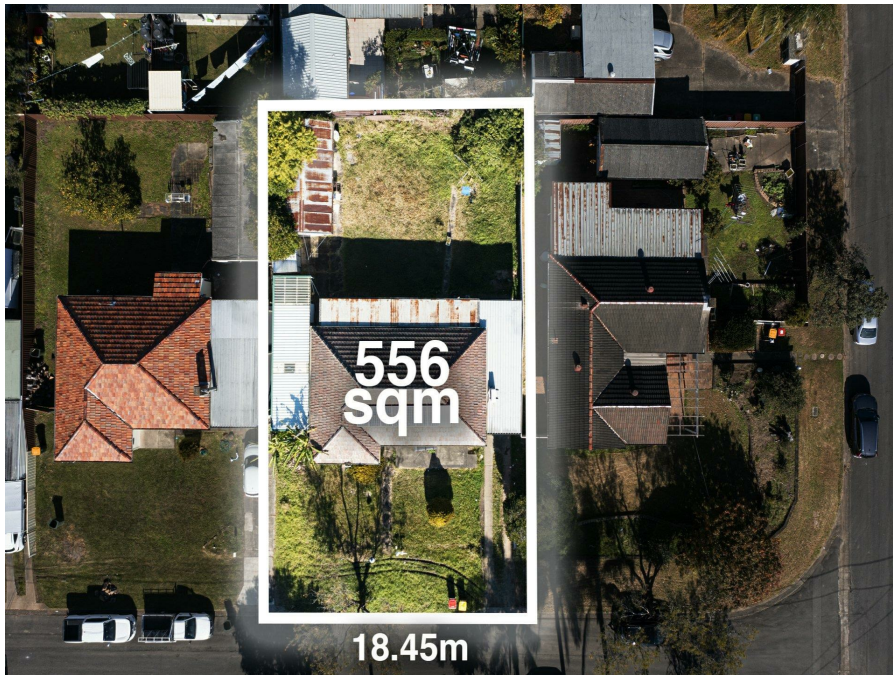



3 Essex St, Guildford, NSW 2161**Sold - 12/08/2022**House   **Auction!**

Ankush Kohal from LJ Hooker Box Hill presents Huge 556 SQM Block Plus Wide 18.45 Metre Frontage (approx)

Open for Inspection

By Appointment.

Perfectly positioned on the high side of a family oriented street and set on a 556 sqm block, within minutes to local shops, schools, Swimming pool and parks. For those who have a love for the charm & character of yesteryear, this old beauty may be a great project to work on and restore to its former glory! The residence which is in mostly original condition and comprises of 3 bedrooms 2 Bath & 2 Carport. So many possibilities - either renovate & live in or rent out, knock down and build that dream home you have always wanted or alternatively explore the development potential that it may have to offer for a dual occupancy (subject to council approval of course).

Location Features:

- 350 metres approx. to Guildford Swimming Centre
- 600 metres approx. to local shops
- 550 metres approx. to Guildford Leagues Club
- 1km approx. to Guildford West Primary School
- 1km approx. to Guildford train station
- Easy drive to Parramatta, Merrylands Stockland Shopping Mall

This outstanding property will not last long.

Please call Ankush Kohal 0456 300 927 to arrange your appointment to inspect.

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.

Listed By

Ankush Mikael

Phone: (0456) 300 927

