

1A Robertson Street, Guildford West, NSW, 2161



House For Sale

Monday, 28 October 2024

1A Robertson Street, Guildford West, NSW, 2161

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Lebba Khater
0298904005



Anthony Malek
0298904005

HUGE POTENTIAL | DUAL STREET FRONTAGE | R3 ZONING!

Exceptional, R3 zoned property of approximately 417sqm with two street frontages offering the perfect canvas for the astute investor or developer/builder looking to add value through a possible *two-lot subdivision, *dual occupancy or those with a vision to craft their dream home (*subject to council approval).

Perfectly located in close proximity to Guildford West local shops, within 1.5 kilometres of Guildford Railway Station and Retail Precinct, within 2 kilometres of several esteemed schools, parks and sporting facilities and robust transport links ensure convenience and accessibility. With many possibilities, this property invites you to unlock its hidden potential.

On the property is a spacious family home with timber floor flooring throughout, open plan kitchen with dining area, huge lounge, three bedrooms, modern main bathroom and additional toilet suite in laundry. Large rear yard with storage shed and carport. The home can achieve a rental within the vicinity of \$550/Week whilst you await development/building approvals.

- Ideal, rear north facing, 417sqm block with an impressive 14 metre frontage to Roberston Street and a 16 metre frontage to Parkes Street
- The ideal canvas for your dream home or redevelop (STCA)
- Prime Location with R3 Residential Zoning under Cumberland City Council
- In close proximity to local schools, shops and transportation links
- Easy access to M4 & M7 Motorways
- Water Rates : \$194 per quarter

For further details and to arrange an inspection please contact Anthony Malek or Lebba Khater.

All information has been provided to Blueprint Property by third parties. We use our best endeavors to ensure that all the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements. Prospective tenants/buyers should make their own enquiries to verify the information contained therein. All information displayed is current at the time of issue, but may change at any time.