

**204 Guildford Road, Guildford, NSW, 2161**



**House For Sale**

Tuesday, 12 November 2024

204 Guildford Road, Guildford, NSW, 2161

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## **Unmissable Opportunity: Prime Corner Block with Endless Potential!**

Positioned on a highly sought-after corner block with expansive dimensions of 25.6m x 30.48m, this property presents a rare chance to create your dream home, develop a duplex, or explore other possibilities (STCA). First time offered in over 55 years, this is a once-in-a-lifetime opportunity to secure a slice of prime real estate in a location brimming with potential!

The existing 2-bedroom cottage offers a solid foundation and could be renovated to suit your vision. Whether you're a first-time homebuyer eager to add your personal touch or an investor with a keen eye for future growth, this charming home provides the perfect starting point. Alternatively, take your time exploring development options to maximize the land's potential.

With such an attractive mix of location, size, and potential, this property will appeal to a wide range of buyers. Whether you're looking to restore the existing cottage, develop now or in the future, or simply secure a premium block of land, this is an opportunity you won't want to miss.

Contact us today to arrange an inspection and explore the potential of this remarkable property!

Property Code: 3333