

**45 Cross Street, Guildford, NSW, 2161**



**House For Sale**

Sunday, 3 November 2024

45 Cross Street, Guildford, NSW, 2161

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Location & Potential with R4 Zoning

Don't miss this rare opportunity to acquire a brick residence in an exceptional location, just steps away from essential amenities such as schools, shopping village, and train station. This property is perfect for builders, developers, and home buyers looking to renovate the existing cottage or create their dream home from the ground up.

### Key Features:

- Zoned High Density R4: Unlock the potential for apartment development with a current Floor Space Ratio (FSR) of 0.8:1.
- Renovation Ready: The original cottage is awaiting your personal touch, ideal for those wanting to craft a bespoke living space.
- Adjoining Property Available: Expand your investment options with the adjacent property also on the market.
- Generous Land Size: 451 square metres of prime real estate.

Centrally Located: Enjoy the convenience of being just moments away from:

- Guildford Station and Town Centre
- Short drive to Parramatta CBD
- Guildford Public School
- Guildford Leagues Club
- Merrylands Shopping Centre

This is a fantastic opportunity for both homebuyers and investors. The owner is motivated to sell now or at auction. Contact us today to arrange a viewing and explore the incredible potential this property holds!

Property Code: 3320