

47 Cross Street, Guildford, NSW, 2161



House For Sale

Sunday, 3 November 2024

47 Cross Street, Guildford, NSW, 2161

Bedrooms: 5

Bathrooms: 1

Parkings: 1

Type: House

Location & Potential with R4 Zoning

Discover an exceptional opportunity to acquire a charming 5-bedroom timber cottage in a prime location, just steps away from essential amenities including schools, shopping village, and train station. This property is ideal for builders, developers, and home buyers looking to renovate, build a granny flat, 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 or Build: The spacious cottage is ready for your personal touch or the addition of a granny flat, perfect for adding value or crafting your dream residence.
- Adjoining Property Available: Enhance your investment prospects with the adjacent property also on the market.
- Generous Land Size: Enjoy 501 square metres of prime real estate with driveway access to backyard and carport.

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

- Guildford Station and Town Centre
- A 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: 3321