



## FOR SALE

### HUGE BLOCK, PREMIUM LOCATION – ENDLESS POSSIBILITIES AWAIT

Rob Harwood @realty proudly presents 9 Quebec Road, Woodbridge

Set on a generous 1,012sqm fully serviced block with desirable R20/50 zoning, this circa 1980 brick and tile home offers an exceptional opportunity in one of Woodbridge's most sought-after streets.

Perfectly positioned within walking distance to the train station, local shopping centre, Woodbridge Primary School and Guildford Grammar, the location alone makes this a standout investment for the future.

The existing home comprises:

- Two generous bedrooms
- Spacious lounge area
- Separate kitchen
- Well-sized bathroom

While the home itself is solid in structure, it will require a full renovation if you choose to retain it. Alternatively, the property presents exciting development potential, with the possibility to subdivide into two lots (subject to relevant approvals), whether you retain the existing dwelling or start fresh.

Key highlights:

- 1,012sqm flat, fully serviced block
- R20/50 zoning – development potential
- Prime Woodbridge location
- Walking distance to key amenities including Guildford Grammar and Woodbridge train station

Please note the property is being sold "as is", and inspections are strictly by appointment only.

2 BED | 1 BATH | 1 CAR

PRICE:  
Offers

OPEN FOR INSPECTION:  
N/A



**Rob Harwood**  
**0411649625**

robharwood@atrealty.com.au  
[www.robharwoodatrealty.com.au](http://www.robharwoodatrealty.com.au)