



9/41-43 Calliope st, Guildford

Convenient Ground Floor Two-Bedroom Apartment – Walk to Guildford Station!

Perfectly positioned in a highly convenient location, this well-presented ground-floor two-bedroom apartment offers comfortable, low-maintenance living with easy access to local amenities.

Ideally located directly opposite St Patrick's Primary School and within walking distance to Guildford Train Station, local shops, caf&ecute;s, restaurants and public transport, this property is an excellent opportunity for first-home buyers, investors or downsizers.

Property Features:

- Two well-proportioned bedrooms with built-ins
- Convenient ground-floor position with easy access
- Comfortable living and dining area
- Functional kitchen with ample storage space
- Well-appointed bathroom
- Practical layout offering comfortable everyday living
- Low-maintenance lifestyle

Location Features:

- Directly opposite St Patrick's Primary School

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

2 1 1

FOR RENT

\$550 wk

VIEW

Thu 22nd Oct @ 2:15PM - 2:30PM

AGENTS

Anthony Nguyen
0450 298 299
anthony@ljhcabramatta.com.au

AGENCY

LJ Hooker Cabramatta
(02) 9726 5566



- Walking distance to Guildford Train Station
- Close to Guildford shopping precinct, cafes, restaurants and local amenities
- Easy access to surrounding suburbs and major roads
- Prime Location & Everything at Your Doorstep!
- Enjoy the convenience of having schools, shopping facilities and public transport just moments away. Whether you are looking for your first home, a convenient place to downsize or an investment opportunity, this apartment offers an appealing combination of location, comfort and practicality.

Don't miss this fantastic opportunity to secure a ground-floor apartment in the heart of Guildford. Contact us today to arrange an inspection!

DISCLAIMER:

All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy. All interested parties are strongly advised to conduct their own due diligence and rely on their own enquiries. Please note that some images used in this advertisement may have been digitally enhanced or virtually staged for illustrative purposes.

MORE DETAILS

Property ID	1G0TF8S
Property Type	Unit
Including	Toilets (1)

Anthony Nguyen 0450 298 299

Sales Executive/Property Investment Manager |
anthony@ljhcabramatta.com.au

LJ Hooker Cabramatta (02) 9726 5566

Shop 7, 2 Hughes Street, CABRAMATTA NSW 2166
cabramatta.ljhooker.com.au | admin@ljhcabramatta.com.au

