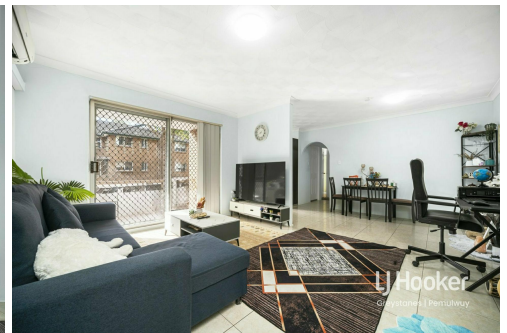
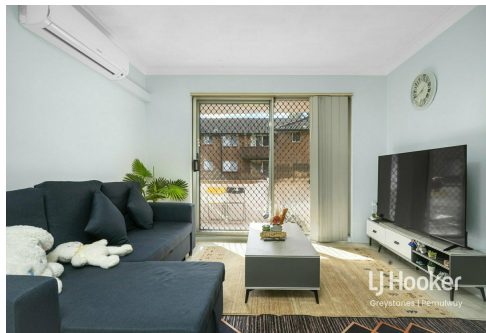
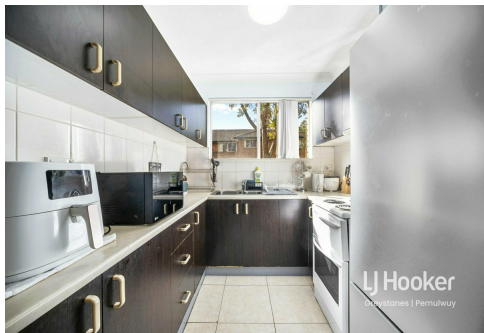




Guildford, 16/454-460 Guildford Road

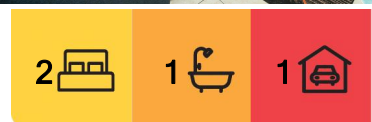
\$380,000 - \$400,000 - PERFECT FIRST HOME OR INVESTMENT!!!

Here is your opportunity to jump into the Guildford property market with this well kept 2 bedroom apartment. Located on the first floor with a North facing balcony, just walking distance to shops, schools, parks and Guildford Station. We have an excellent tenant paying \$480pw with a lease till February 2025 so you will have an instant return on your investment. With tiled floors, open plan living and dining, 2 generous bedrooms and a lock up garage, this well priced home is sure to move quickly. Our owners have committed to their next property so all genuine offers will be considered. Features include:

- * 1st floor 2 bedroom apartment with North facing balcony
- * Tiled floors with large open plan air conditioned living and dining
- * Updated kitchen with ample storage and bench space
- * Massive master bedroom with built in robe, 2nd also generous size
- * Tiled bathroom with separate bath and shower



Disclaimer: 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.



For Sale
Please Call

View
ljhooker.com.au/14HZH8W

Contact
Jason Gebran
0410 666 228
jason.gebran@ljhooker.com.au

LJ Hooker Greystanes
(02) 9896 0804

- * Internal laundry, security intercom and lock up garage
- * Excellent tenant with lease till February 2025 \$480pw

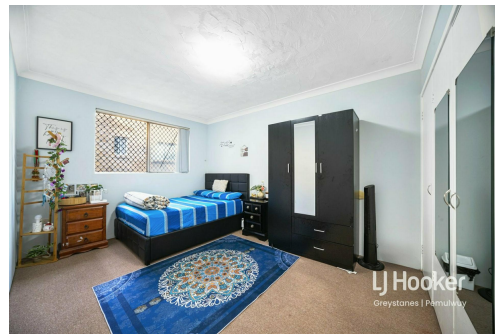
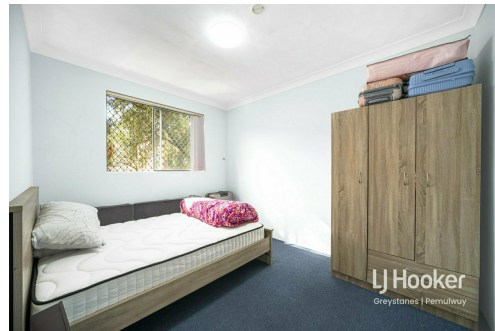
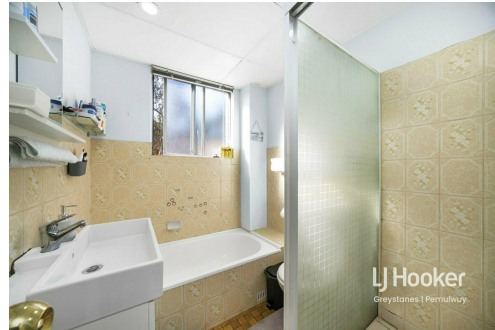
Priced well and ready to sell, this one will not last long. Call Jason for more information.

More About this Property

Property ID	14HZH8W
Property Type	Apartment

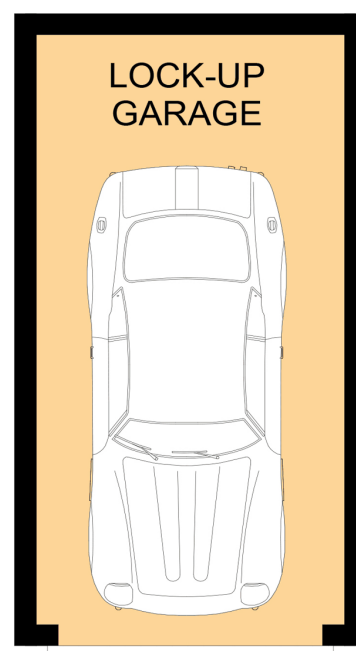
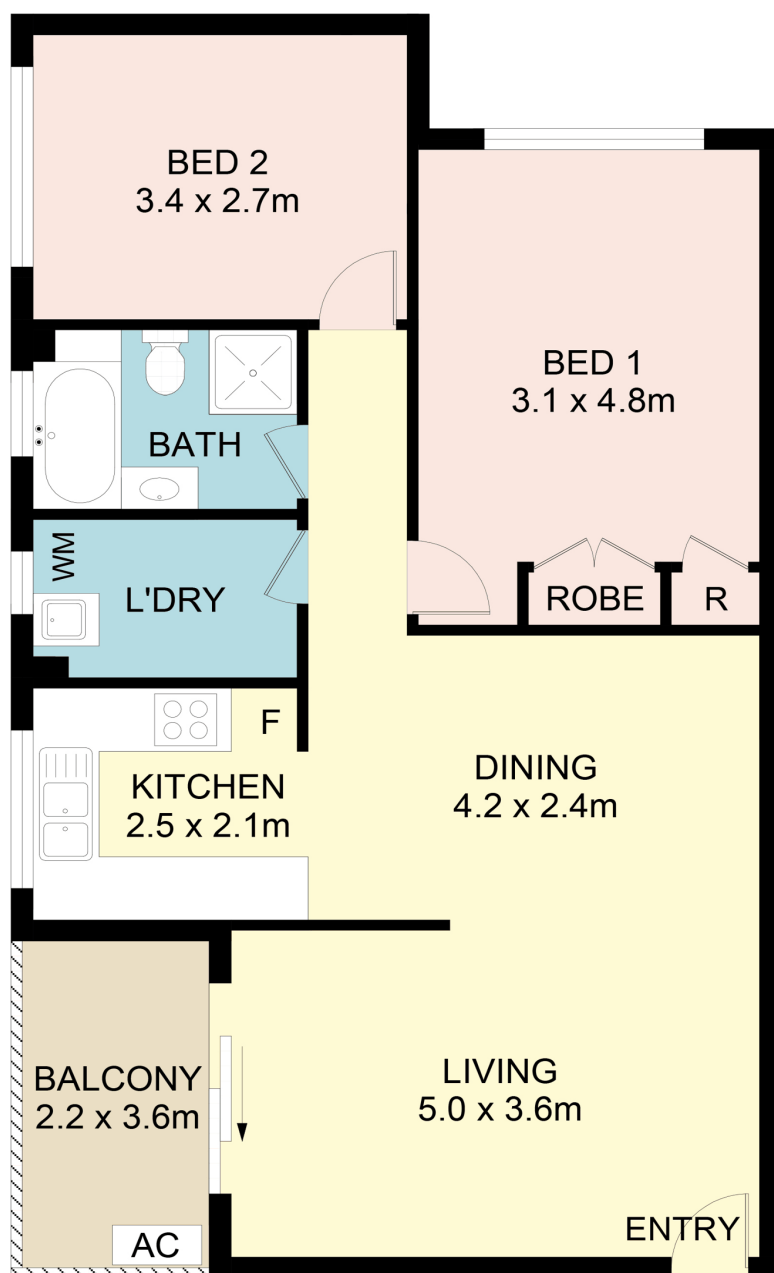
Jason Gebran 0410 666 228
Sales Manager | jason.gebran@ljhooker.com.au

LJ Hooker Greystanes (02) 9896 0804
Shop 25b Greystanes Shopping Centre, 665 Merrylands Road, GREYSTANES
NSW 2145
greystanes.ljhooker.com.au | greystanes@ljhooker.com.au



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16/454-460 Guildford Road, Guildford



Greystanes

DISCLAIMER: No liability for the accuracy of details contained within our floor plans. All plans are drawn and also checked to the best of our ability, however information contained in our floor plans such as area calculations are approximate, and have not been surveyed or drawn to scale. Our floor plans are for representational purposes only and should be used as such. Do not attempt to refer to our floor plans for structural or detailed information.



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