



31/518-522 Woodville Road, Guildford

Top Floor Double Brick Apartment with Study — Quiet Rear Position

Positioned at the rear of the complex and set well away from the main road, this beautifully presented top floor apartment offers peace, privacy and modern comfort in a highly convenient location. Boasting a desirable east-facing aspect and a versatile study area, this spacious double brick residence is perfect for first home buyers, downsizers or investors seeking quality and convenience.

Located close to local shops, schools, parks and public transport while still offering a quiet and private setting within the complex.

Inside, the home features an open-plan living and dining area with air-conditioning that flows seamlessly onto a large and private entertainer's balcony — perfect for relaxing or hosting guests. The modern polyurethane kitchen is fitted with stone benchtops, gas cooking and ample storage space.

Accommodation includes two generously sized bedrooms with built-in wardrobes, with the master bedroom enjoying its own private ensuite. A separate study area provides the perfect space for working from

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FOR SALE
\$480,000-\$500,000

AGENTS

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AGENCY

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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.

 **LJ Hooker**

home or additional storage.

Property Features:

- Double brick top floor apartment
- Quietly positioned at the rear of the complex
- Desirable east-facing aspect with great natural light
- Two spacious bedrooms with built-in wardrobes
- Master bedroom with private ensuite
- Separate study/home office area
- Modern polyurethane kitchen with stone benchtops and gas cooking
- Air-conditioned open plan living and dining area
- Large private entertainer's balcony
- Security basement car space with additional storage

- Water: \$208.77 per quarter
- Council: \$371.85 per quarter
- Strata: \$1,206.46 per quarter
- Total area: 105sqm
- Approx. year built: 2013

MORE DETAILS

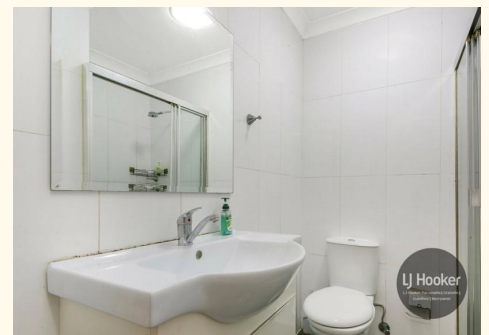
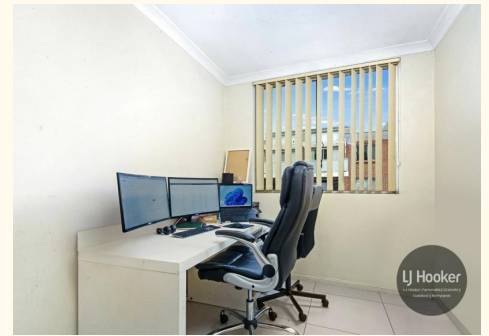
Property ID	2GUUF9E
Property Type	Apartment
Land Area	105 m2
Including	Ensuite Study Air Conditioning Toilets (2) Built-in-Robes Close to Schools Close to Shops Close to Transport

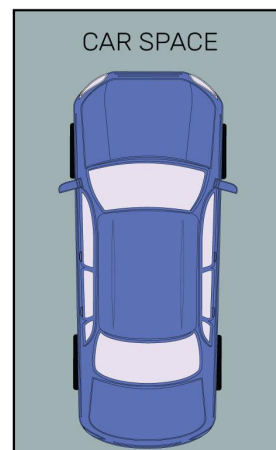
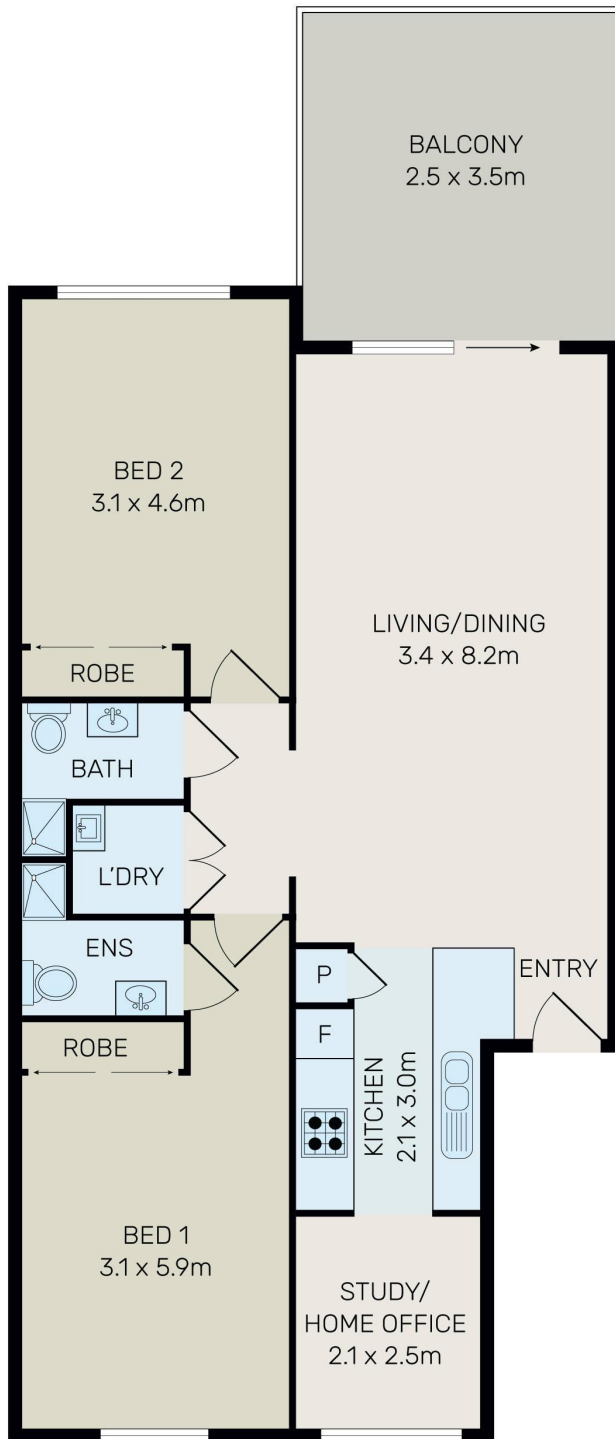
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