







9/9 Wingello Street, Guildford

MODERN LIVING IN AN ULTRA-CONVENIENT LOCATION

This stylish two-bedroom apartment presents an outstanding opportunity for first-home buyers, downsizers and investors seeking a modern residence in an exceptionally convenient Guildford location.

Positioned on the middle floor of a secure double-brick complex, this well-appointed apartment combines comfortable interiors with generous outdoor living. With Guildford Railway Station approximately 250 metres away and local shops approximately 300 metres away, everyday convenience is right at your doorstep.

PROPERTY FEATURES

- Two well-sized bedrooms, both with built-in wardrobes
- Modern gas kitchen with contemporary finishes
- Open-plan living and dining area
- Timber flooring throughout
- Air-conditioning
- Gas outlet for heating
- Large wrap-around balcony
- Internal laundry
- Security complex
- Secure basement lock-up garage

2 1 1

FOR SALE
$460,000

VIEW
Sat 7th Nov @ 12:15PM - 12:45PM

AGENTS
Joseph Nasr
0405 824 646
Joseph.Nasr@ljhooker.com.au

AGENCY
LJ Hooker Parramatta | Granville | Guildford | Merrylands
(02) 9637 8555

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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- Double-brick construction
- Middle-floor position

CONVENIENTLY LOCATED
Enjoy the convenience of being within easy walking distance of a wide range of everyday amenities:

- Approx. 250m to Guildford Railway Station
- Approx. 300m to local shops and amenities
- Short walk to local schools
- Close to childcare and early learning centres
- Close to Guildford Public Library
- Easy access to parks and recreational facilities
- Convenient access to Woodville Road and major arterial roads
- Easy access towards Parramatta CBD and surrounding Western Sydney precincts

PROPERTY DETAILS
Strata: $808.48 per quarter
Council: $414 per quarter
Water: $226.20 per quarter
Total Area: 94sqm
Registered Age: 2006
Strata report available

Current rent: $550 per week
Lease status: Expired (periodic/month-to-month tenancy)









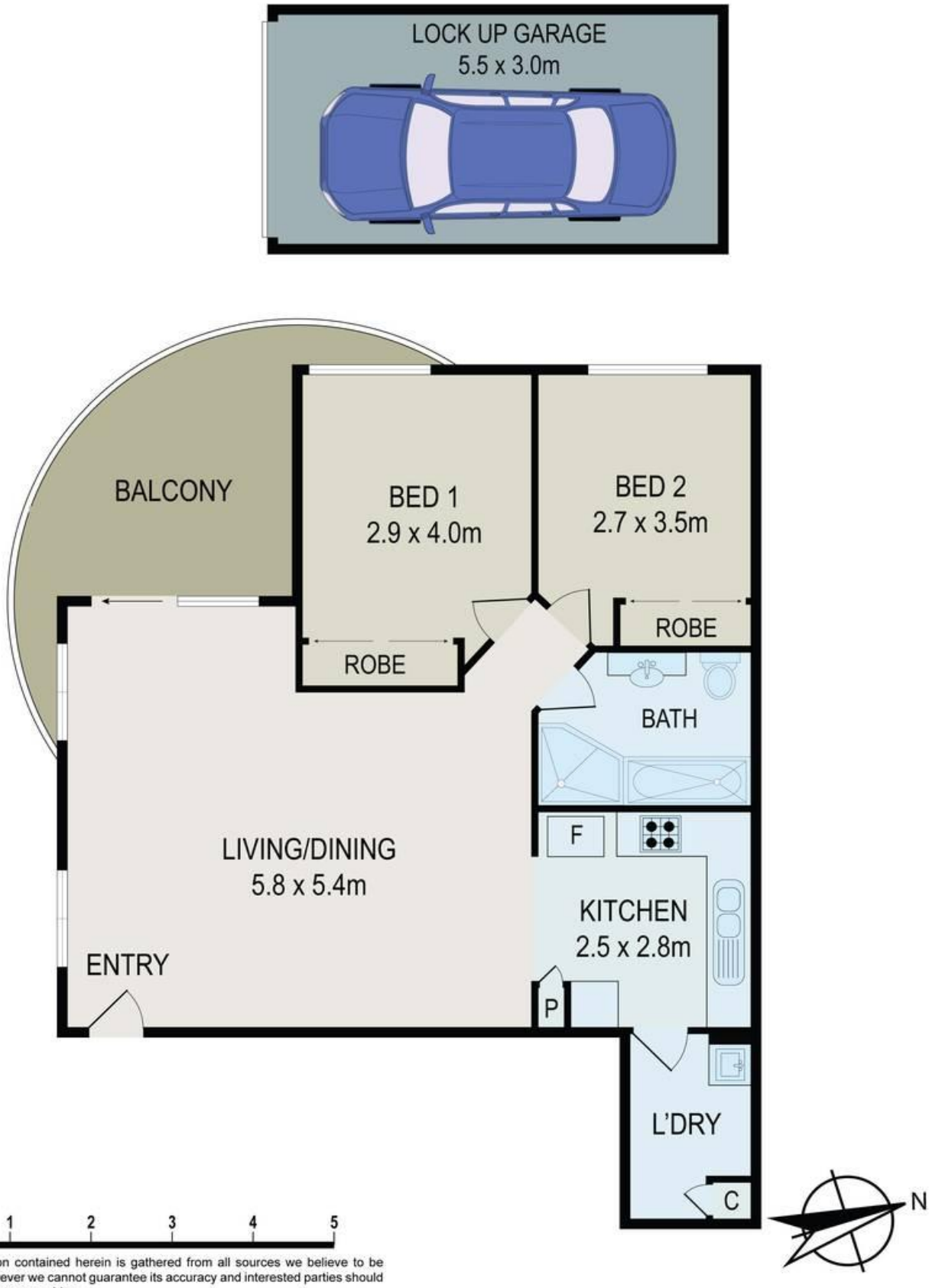
MORE DETAILS

Property ID	2HJDF9E
Property Type	Apartment
House Size	94 m2
Land Area	94 m2
Including	Air Conditioning
	Toilets (1)
	Intercom
	Floorboards
	Built-in-Robes
	Area Views
	Car Parking - Basement
	Close to Schools
	Close to Shops
	Close to Transport

Joseph Nasr 0405 824 646
Area Specialist | Joseph.Nasr@ljhooker.com.au

LJ Hooker Parramatta | Granville | Guildford | Merrylands (02) 9637 8555
42 South Street, GRANVILLE NSW 2142
granville.ljhooker.com.au | granville@ljhooker.com.au

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CampaignPROS

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