



4/91-93 Cardigan Street, Guildford

## Modern 3-Bedroom Unit in Prime Guildford Location

Welcome to Unit 5/91-93 Cardigan Street, Guildford - a spacious and stylish residence offering comfort, convenience, and lifestyle.

3 Generous Bedrooms | 2 Bathrooms | Lock-Up Garage




This well-designed unit is perfect for families, first home buyers, or savvy investors seeking a property in a sought-after location.

Features include:

- Bright and open living spaces with modern finishes
- Three spacious bedrooms with built-in wardrobes
- Master bedroom with ensuite for added privacy
- Contemporary kitchen with quality appliances
- Two well-appointed bathrooms
- Secure lock-up garage

Outgoings:

- Strata levy: \$1,137.50 per quarter
- Water: \$180.68 per quarter
- Council rates: \$370 per quarter

3  2  2 

**FOR SALE**  
Contact Agent

### AGENTS

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### AGENCY

LJ Hooker Edensor Park | Green Valley  
(02) 9823 8888

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.



**Location Highlights:**

Situated in the heart of Guildford, this property offers easy access to everything you need:

- Walking distance to Guildford Train Station for a quick commute
- Close to local shops, cafes, and restaurants
- Short drive to Stockland Merrylands and Parramatta CBD
- Surrounded by reputable schools, childcare centres, and parks

Whether you're looking for a home to settle into or an investment with great returns, this property ticks all the boxes.

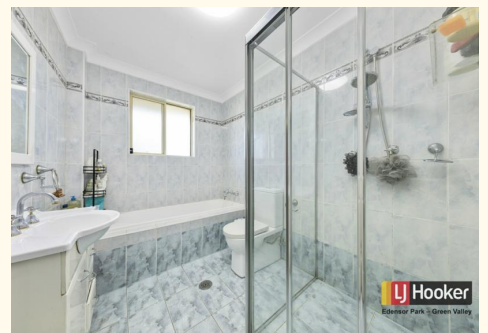
Don't miss out - contact us today to arrange an inspection!

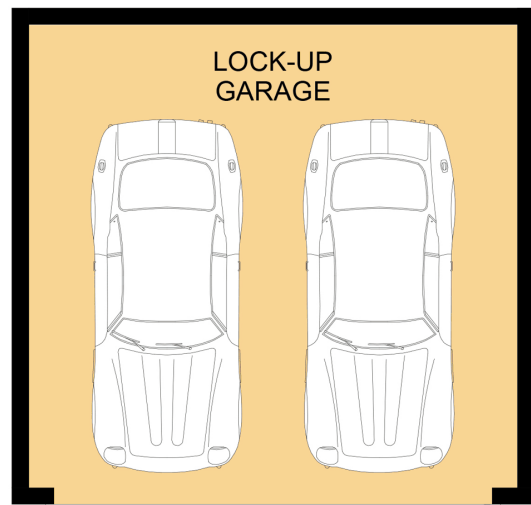
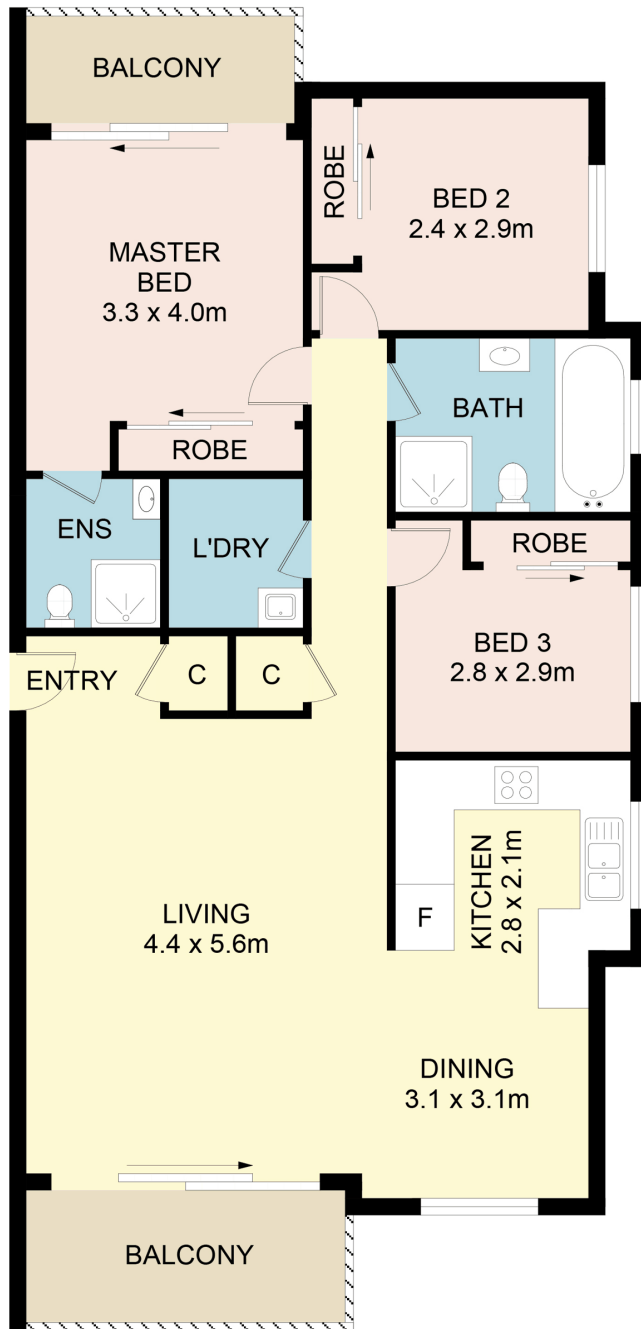
**MORE DETAILS**

Property ID                    CMEHUC  
Property Type                House

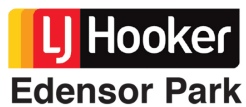
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