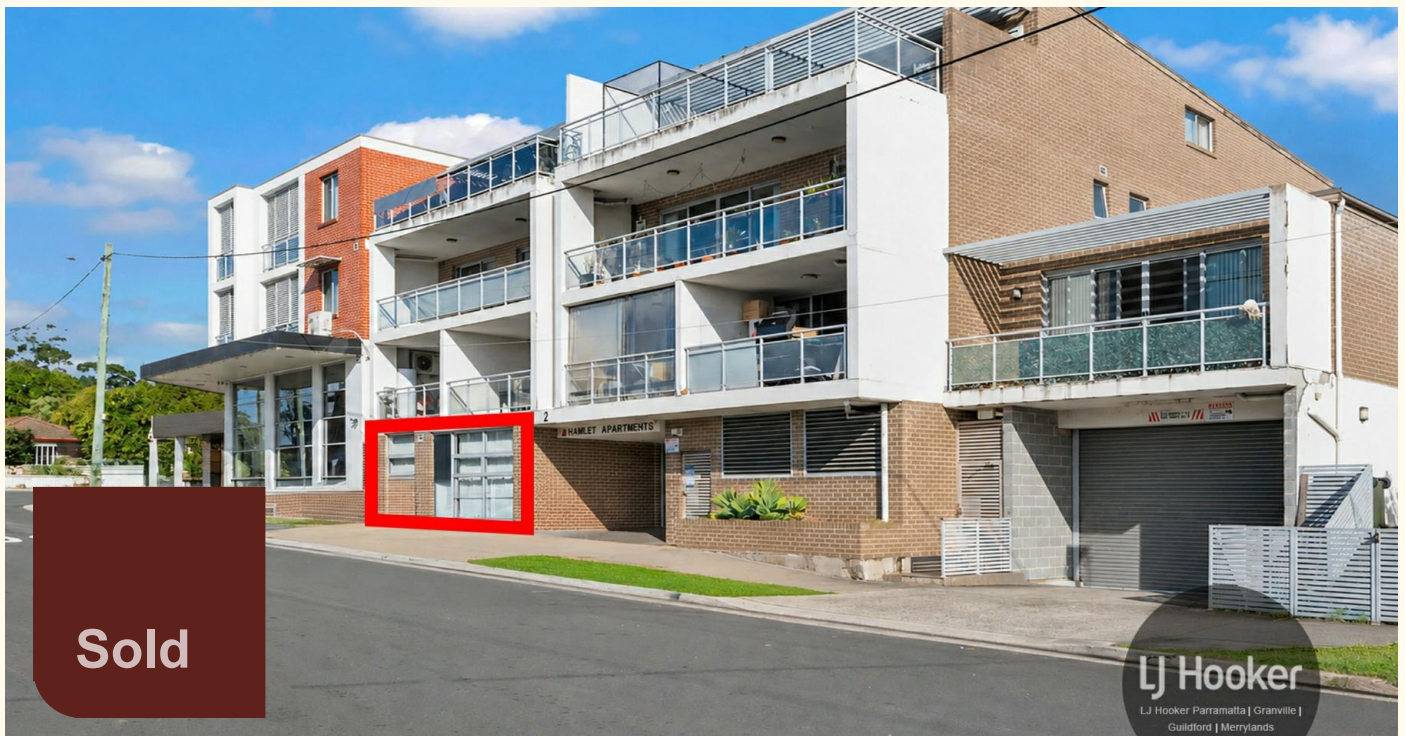




1/2 Mountford Avenue, Guildford

## Modern Street-Facing Ground Floor Apartment with Home Office Potential

Perfectly positioned in a quiet, convenient street, this modern street-facing ground floor apartment offers exceptional accessibility, lifestyle and flexibility. With disability access and excellent exposure, it presents an ideal opportunity for first home buyers, investors, or professionals seeking the perfect work-from-home space, including those running consulting or appointment-based businesses.

Originally designed as a one-bedroom plus study, the apartment has been thoughtfully converted into a functional two-bedroom layout, with both bedrooms featuring built-in wardrobes. The open-plan living and dining area flows seamlessly to a contemporary kitchen, creating a bright and practical home.

Located with a bus stop at your doorstep and within easy walking distance to Guildford Station, local shops, schools and childcare, you'll also enjoy quick access to Parramatta CBD and the M4 Motorway.

Features include:

- Street-facing ground floor position with disability access

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 SALE**  
\$475,000

### AGENTS

Joseph Nasr  
0405 824 646  
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### AGENCY

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



- Excellent work-from-home or home office potential (STCA)
- Two bedrooms, both with built-in wardrobes
- Modern polyurethane kitchen with stone benchtops, gas cooking and stainless steel appliances
- Spacious open-plan living and dining
- Tiled flooring throughout
- Internal laundry
- Secure basement car space plus storage

- Strata: \$1,141.25 per quarter
- Council: \$393.00 per quarter
- Water: \$235.20 per quarter
- Total Area: 99sqm
- Registered Age 2010
- Currently leased at \$550 per week until 3 August 2026, making it an attractive investment with immediate rental income.

## MORE DETAILS

Property ID                      2HD0F9E  
Property Type                  Unit

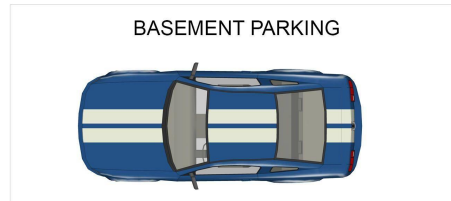
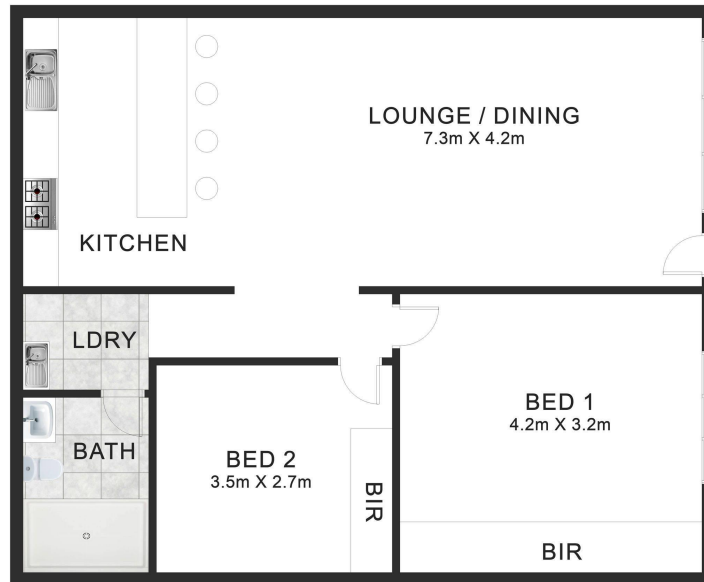
**Joseph Nasr 0405 824 646**

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1/2 Mountford Avenue, **Guildford**

All reasonable care was taken in the preparation of this document, however no warranty is given to the accuracy of the information. Dimensions shown are approximate only.