



**SOLD**

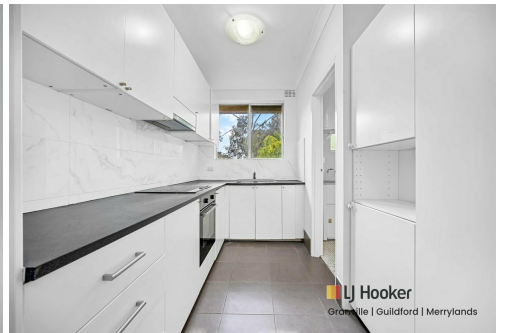
**LJ Hooker**  
Granville | Guildford | Merrylands



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## Guildford, 11/425 Guildford Road

Sold By Paulette Ghaleb.0408 888 810

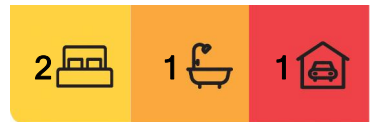
This neat unit offers a superb location which is set within 270 metres approx to Guildford Railway Station and Shops.

Apart from a convenient location, it also comprises of 2 bedrooms, updated kitchen, built in wardrobe in the main bedroom, open plan dining and living area, laminate timber floor boards plus covered security parking.

Makes the perfect first home or investment or alternatively for those looking to downsize into something smaller, this is definitely worth your inspection.

Total Area: 86.7 sqm approx including car space & balcony.

Owner wants it sold, call us today for more information.



**For Sale**  
\$389,000

**View**  
[ljhooker.com.au/2C6TF9E](http://ljhooker.com.au/2C6TF9E)

**Contact**  
**Paulette Ghaleb**  
0408 888 810  
[pghaleb.merrylands@ljhooker.com.au](mailto:pghaleb.merrylands@ljhooker.com.au)



**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.

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

## More About this Property

<b>Property ID</b>	2C6TF9E
<b>Property Type</b>	Unit
<b>House Size</b>	86.7 m2
<b>Land Area</b>	86.7 m2
<b>Including</b>	Toilets (1) Built-in-Robes Close to Schools Close to Shops Close to Transport

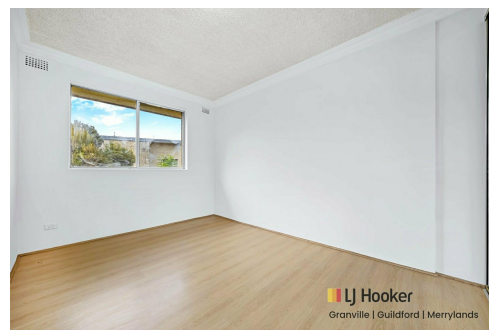
**Paulette Ghaleb 0408 888 810**

Area Specialist | [pghaleb.merrylands@ljhooker.com.au](mailto:pghaleb.merrylands@ljhooker.com.au)

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

42 South Street, GRANVILLE NSW 2142

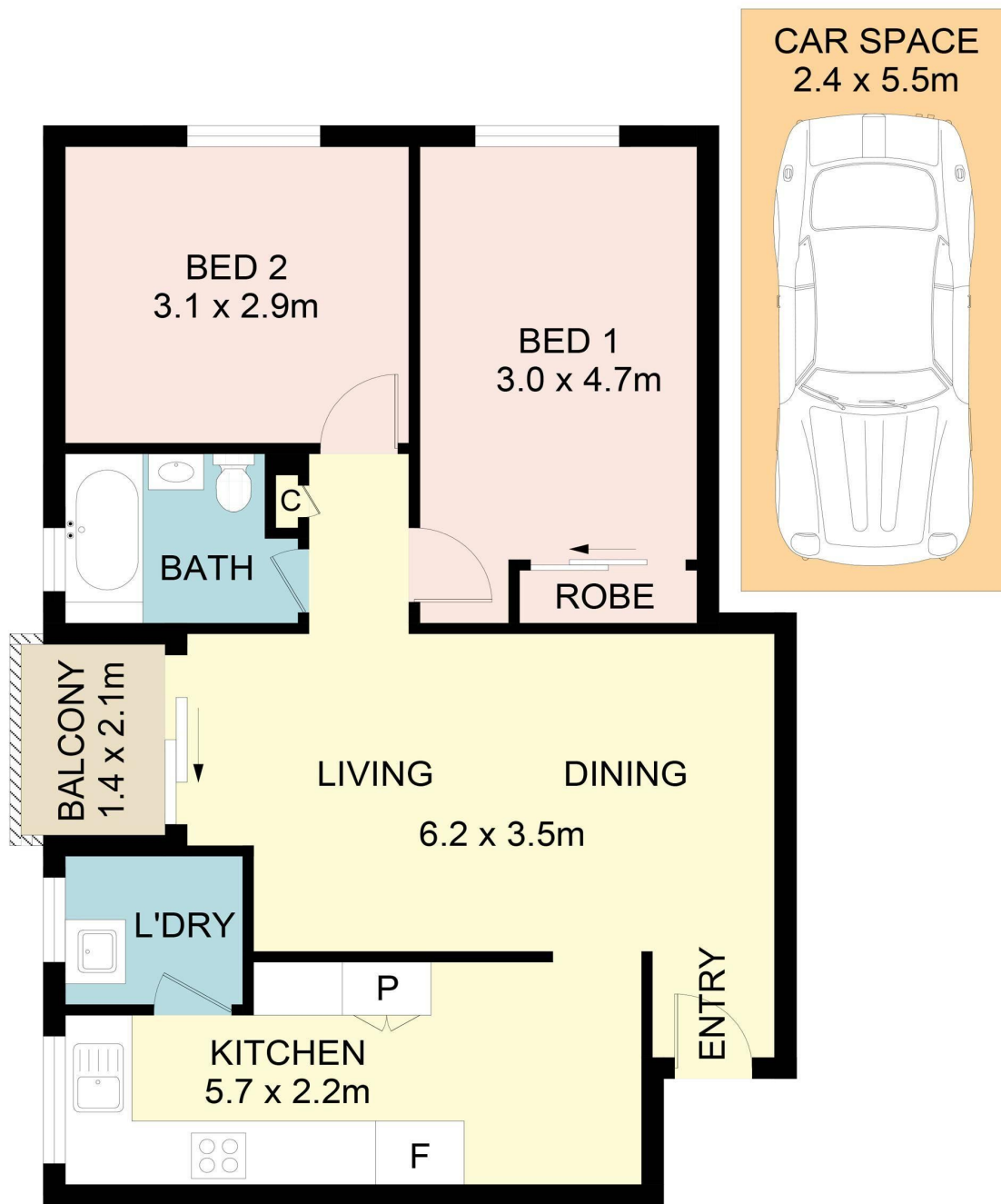
[granville.ljhooker.com.au](http://granville.ljhooker.com.au) | [granville@ljhooker.com.au](mailto:granville@ljhooker.com.au)



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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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