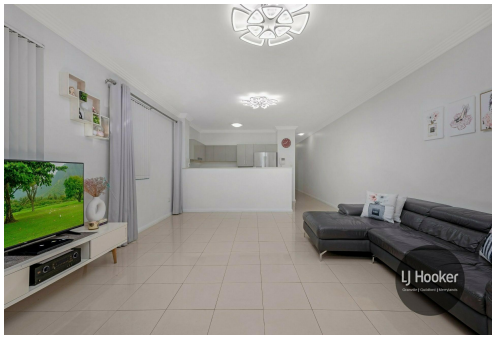












# Guildford, 11/427-429 Guildford Road

## SOLD by Paulette Ghaleb 0408 888 810

Ground Floor with North Facing Courtyard Style Balcony & Metres to Station

Set within metres walk to the Station & Shops, this unit offers an attractive spacious and open plan layout that is well-proportioned and further enhanced by a courtyard style balcony with northerly aspect.

In neat condition throughout, this ground floor unit is a great choice for first home buyers, investors, or downsizers alike, ticks all the right boxes!

Notable features include:

* Spacious ground floor unit
* Two bedrooms with built ins
* Spacious open plan living and dining

2 | 1 | 1

**For Sale**
$481,000

**View**
ljhooker.com.au/2EYKF9E

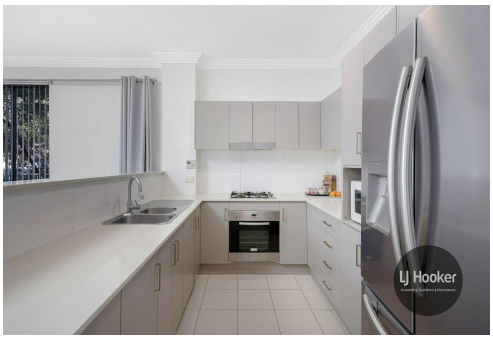
**Contact**
**Paulette Ghaleb**
0408 888 810
pghaleb.merrylands@ljhooker.com.au

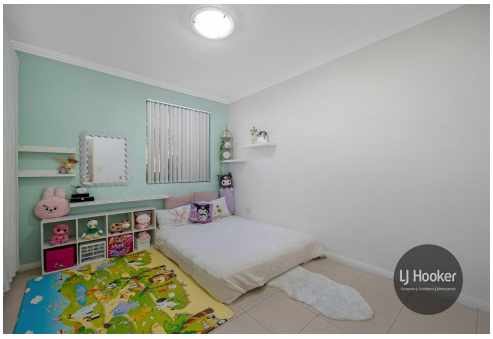
LJ Hooker

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

**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.

* Modern kitchen with gas cooking
* Neat bathroom with separate shower and bath
* Good size north facing courtyard style balcony off the lounge
* Tile flooring throughout
* Internal laundry
* Security Intercom
* Lock up garage
* Total Area: 107 sqm including garage and balcony
* Set within 290 metres approx. to Guildford Station & Shops
* Also within easy reach to Parks, Schools and other amenities
* Minutes' drive to Merrylands and Parramatta CBD







## More About this Property

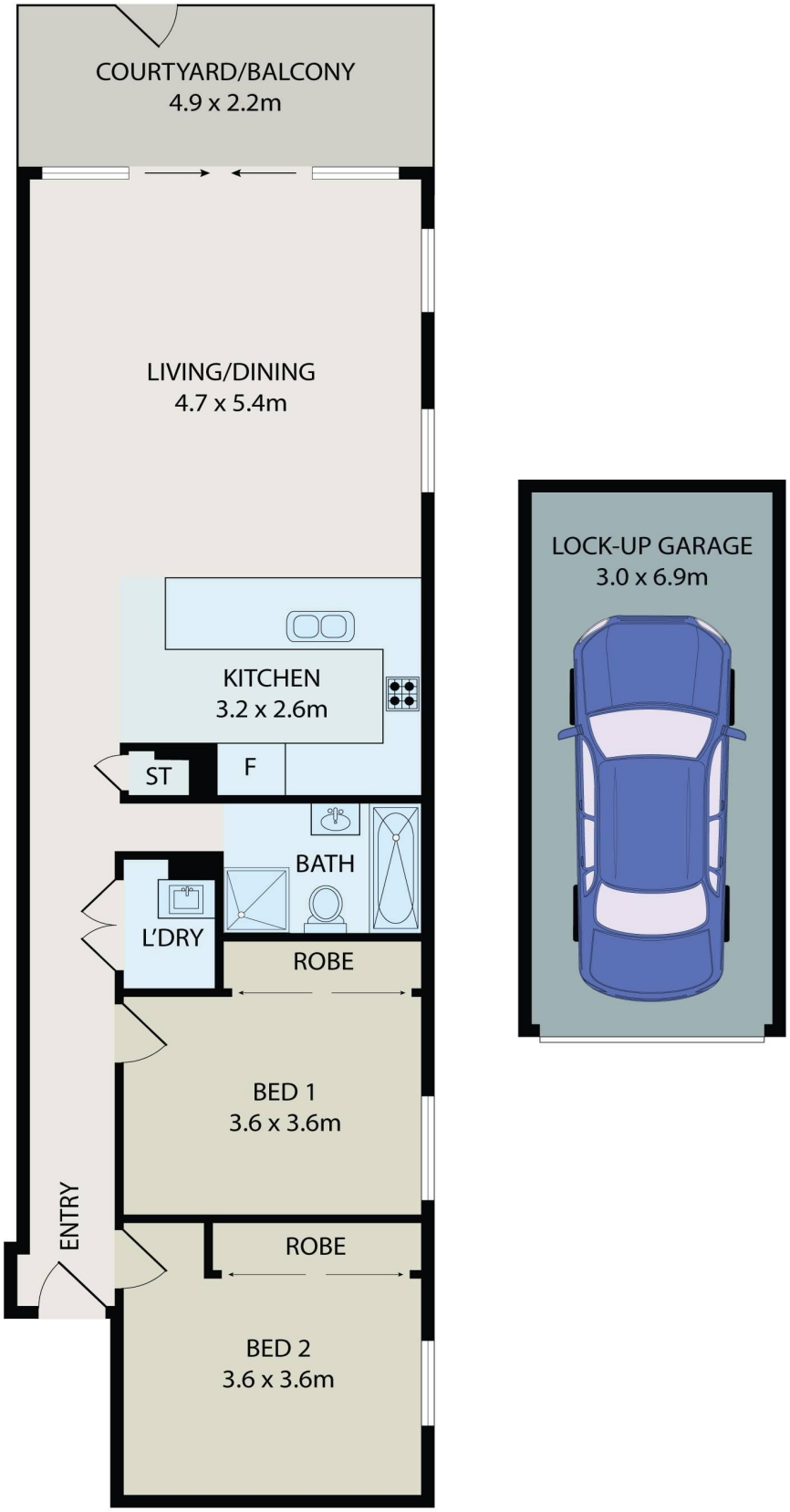
| | |
|---|---|
| **Property ID** | 2EYKF9E |
| **Property Type** | Unit |
| **House Size** | 107 m² |
| **Land Area** | 107 m² |
| **Including** | Toilets (1)<br>Built-in-Robes<br>Car Parking - Basement<br>Close to Schools<br>Close to Shops<br>Close to Transport |

**Paulette Ghaleb 0408 888 810**
Area Specialist | pghaleb.merrylands@ljhooker.com.au

**LJ Hooker Granville | Guildford | Merrylands (02) 9637 8555**
42 South Street, GRANVILLE NSW 2142
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# 11/427-429 Guildford Road, Guildford

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