

## Guildford, 14/21-27 Cross Street

Large & Bright: 136m2!!

Set in an ultra-convenient location, within only meters to Guildford's major shops, this young unit in great condition and would be an ideal property for a first home/family home or an investment property.

Set on the first floor, featuring open and bright living areas and two balconies, nothing to spend, move straight in.

Within in close proximity to Guildford train station, shops, schools, bus stops, cafes, medical centers, banks, post offices and much more.

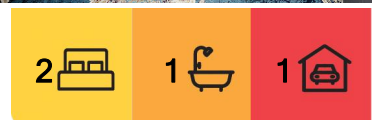
Very handy location, an excellent opportunity for an owner occupier or an investor.

Features Include:

\* 2 bedrooms, 1 ½ bathrooms, 2 balconies, secure lock up garage + lock up storage room



**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.



**For Sale**  
\$520,000

**View**  
[ljhooker.com.au/2FF6F9E](https://ljhooker.com.au/2FF6F9E)

**Contact**  
**Steven Khawam**  
0415 308 100  
[Steven.Khawam@ljhooker.com.au](mailto:Steven.Khawam@ljhooker.com.au)

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Guildford | Merrylands  
(02) 9637 8555**

- \* 2 bedrooms both with built in wardrobes
- \* Master bedroom with private balcony
- \* Gas cooking kitchen with stone bench tops and dishwasher
- \* Large bathroom includes a bathtub and shower
- \* Air conditioning
- \* Internal laundry with additional toilet
- \* Wrap around balcony
- \* Security intercom + underground parking

Large 136m2 unit approx.

## More About this Property

<b>Property ID</b>	2FF6F9E
<b>Property Type</b>	Unit
<b>Land Area</b>	136 m <sup>2</sup>

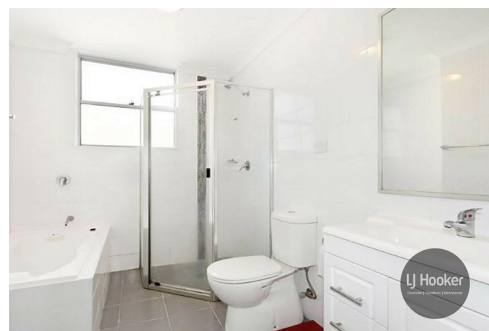
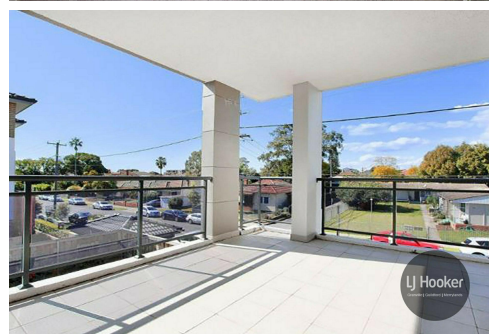
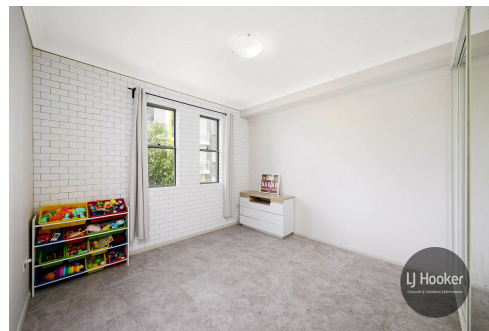
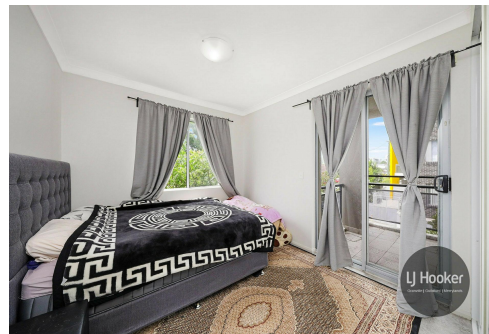
**Steven Khawam 0415 308 100**

Area Specialist | [Steven.Khawam@ljhooker.com.au](mailto:Steven.Khawam@ljhooker.com.au)

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42 South Street, GRANVILLE NSW 2142

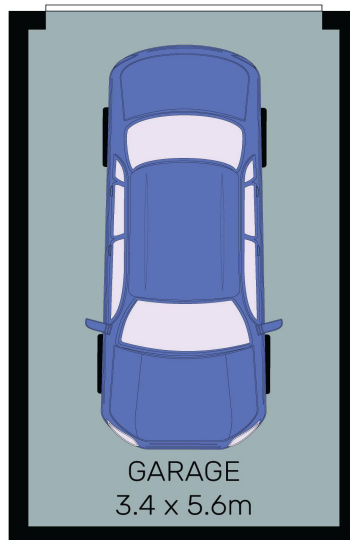
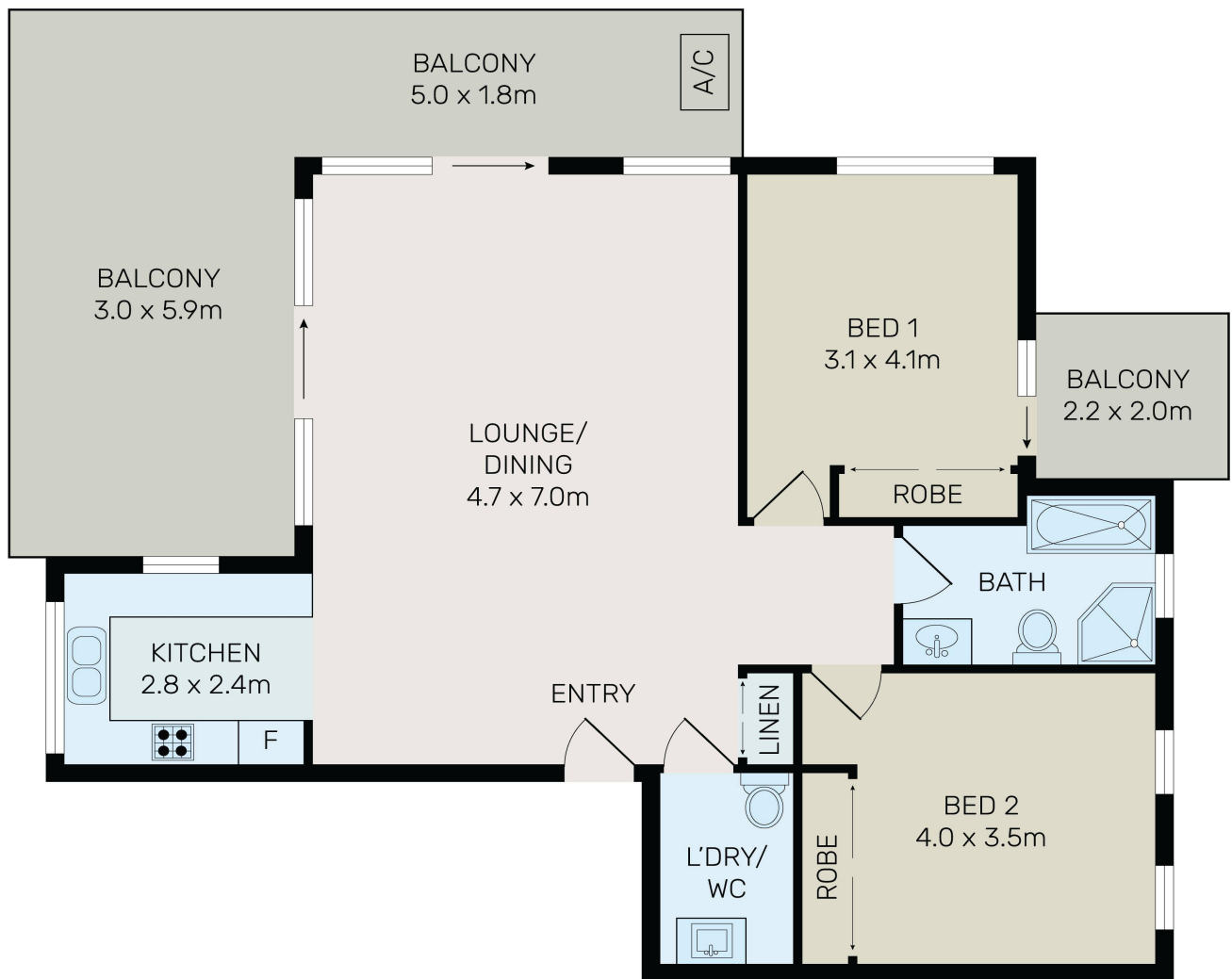
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