

18/64-68 Cardigan Street, Guildford

## LOW STRATA - WALK TO STATION

Light-filled and inviting, this top floor apartment is perfectly positioned in the heart of Guildford. Just a short walk to Guildford Station, shops, cafes, and schools, it offers unbeatable convenience for city commuters and local living alike.

The living area has an open layout with a lounge that opens onto a wraparound balcony, making the space bright and airy.

### Features:

- 2 spacious bedrooms with built-in wardrobes
- Main bedroom with two built-ins and ensuite
- Two fully tiled bathrooms
- Open plan living & dining area
- Gas cooking kitchen with Stone bench tops
- Internal laundry
- Spacious balcony
- Single lock up garage
- Split A/C
- Security intercom

Strata: \$607 pq (approx)  
Council: \$393 pq (approx)  
Water: \$213 pq (approx)

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**FOR SALE**  
\$520,000 - \$530,000

### AGENTS

Fred Nazari  
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### AGENCY

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

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.



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## MORE DETAILS

Property ID                    2GQ7F9E  
Property Type                Unit  
Land Area                    102 m2

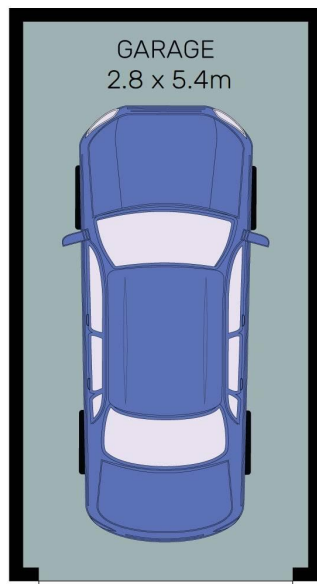
**Fred Nazari 0451 919 640**

Area Specialist | [fred.nazari@ljhooker.com.au](mailto:fred.nazari@ljhooker.com.au)

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