

## Guildford, 2/480-484 Woodville Road

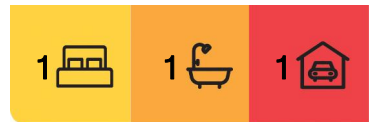
### GROUND FLOOR ADAPTABLE UNIT WITH COURTYARD

Looking for the perfect blend of comfort and convenience? This ground-floor apartment offers everything you need, whether you're a first-time buyer or an investor.

- \* Open Plan Living - Spacious living area flows seamlessly onto a large
- \* Over sized court yard
- \* Modern Kitchen - Featuring gas cooking and quality finishes, ideal for home chefs.
- \* Comfortable Bedroom - 1 generously sized bedrooms with built-in wardrobes.
- \* Stylish Bathroom - Floor-to-ceiling tiles.
- \* Extra Amenities - Large internal laundry with second toilet, 1 car parking
- \* Secure Living - Situated in a security block with basement parking and a registered car space.
- \* Prime Location - Close to transport, schools, and shops.
- \* Wheelchair friendly



**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**  
\$382,000

**View**  
[ljhooker.com.au/2FWGF9E](http://ljhooker.com.au/2FWGF9E)

**Contact**  
**Joseph Nasr**  
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Guildford | Merrylands  
(02) 9637 8555**

Total area: 140sqm  
Council: \$372.00 pq  
Water: \$179.90 pq  
Strata: \$620 pq  
Rental potential: \$450-\$480 per week

Don't miss out on this fantastic opportunity! Schedule your inspection today!

## More About this Property

<b>Property ID</b>	2FWGF9E
<b>Property Type</b>	Unit
<b>House Size</b>	140 m2
<b>Land Area</b>	140 m2
<b>Including</b>	Toilets (1) Intercom Built-in-Robes Car Parking - Basement Close to Schools Close to Shops Close to Transport Disabled Access

**Joseph Nasr 0405 824 646**

Area Specialist | [Joseph.Nasr@ljhooker.com.au](mailto:Joseph.Nasr@ljhooker.com.au)

**Joe Bechara 0416 698 888**

Principal | [Joe.Bechara@ljhooker.com.au](mailto:Joe.Bechara@ljhooker.com.au)

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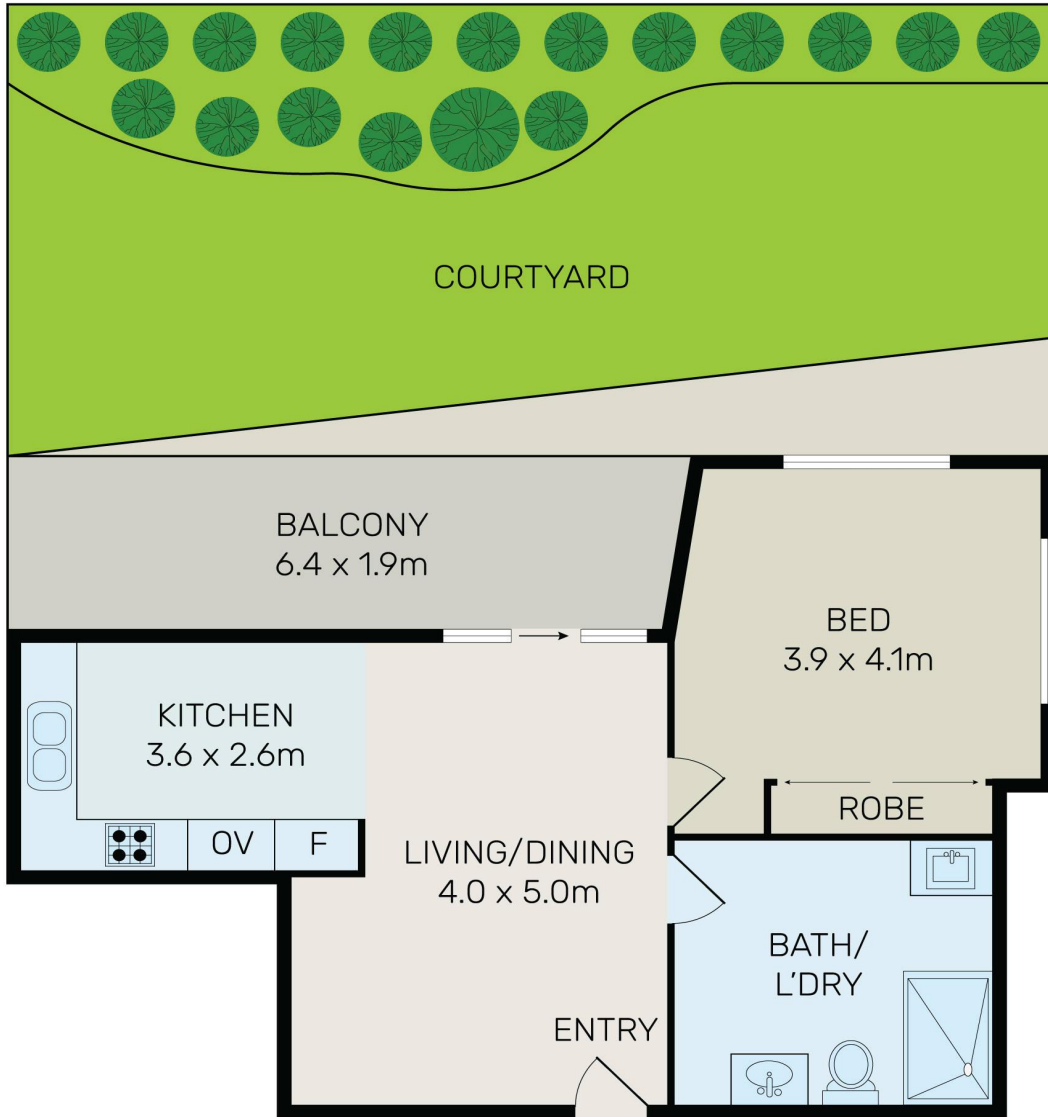
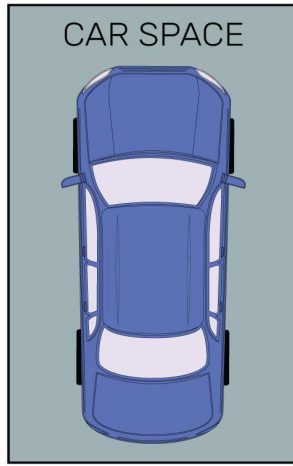
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