



**LJ Hooker**

LJ Hooker Parramatta | Granville |  
Guildford | Merrylands



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20/328 Woodville Road, Guildford

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## Spacious & Modern 2-Bedroom Apartment

Perfectly positioned on the middle floor of a secure double brick complex, this modern apartment offers a generous layout, quality finishes, and a lifestyle of convenience. Just minutes to Guildford shops, station, schools, and transport, it's ideal for first home buyers or investors.

Features include:

- Solid double brick construction
- Open plan living & dining with air-conditioning
- Modern stone gas kitchen with stainless steel appliances
- North-east facing balcony with plenty of natural light
- Two bedrooms with built-in wardrobes, master with private balcony
- Floor-to-ceiling tiled bathroom with separate shower & bath
- Internal laundry with second toilet + linen closet
- Security basement with registered car space & storage cage

Additional Information:

- Total size: 100sqm
- Built: 2010
- Currently leased at \$470 per week

**FOR SALE**

\$419,000 - \$435,000

**AGENTS**

Joseph Nasr  
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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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- Strata: \$1,305.30 per quarter
- Water: \$179.94 per quarter
- Council: \$393.00 per quarter

This is a fantastic opportunity to secure a spacious, low-maintenance apartment in a highly convenient location.

## MORE DETAILS

Property ID	2G4GF9E
Property Type	Unit
House Size	100 m2
Including	Air Conditioning
	Toilets (2)
	Intercom
	Built-in-Robes
	Area Views
	Car Parking - Basement
	Carpeted
	Close to Schools
	Close to Shops
	Close to Transport

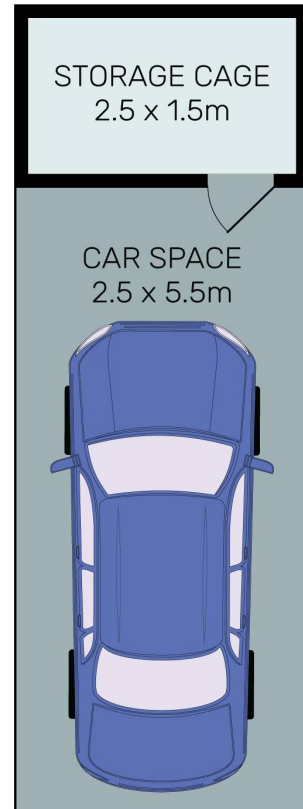
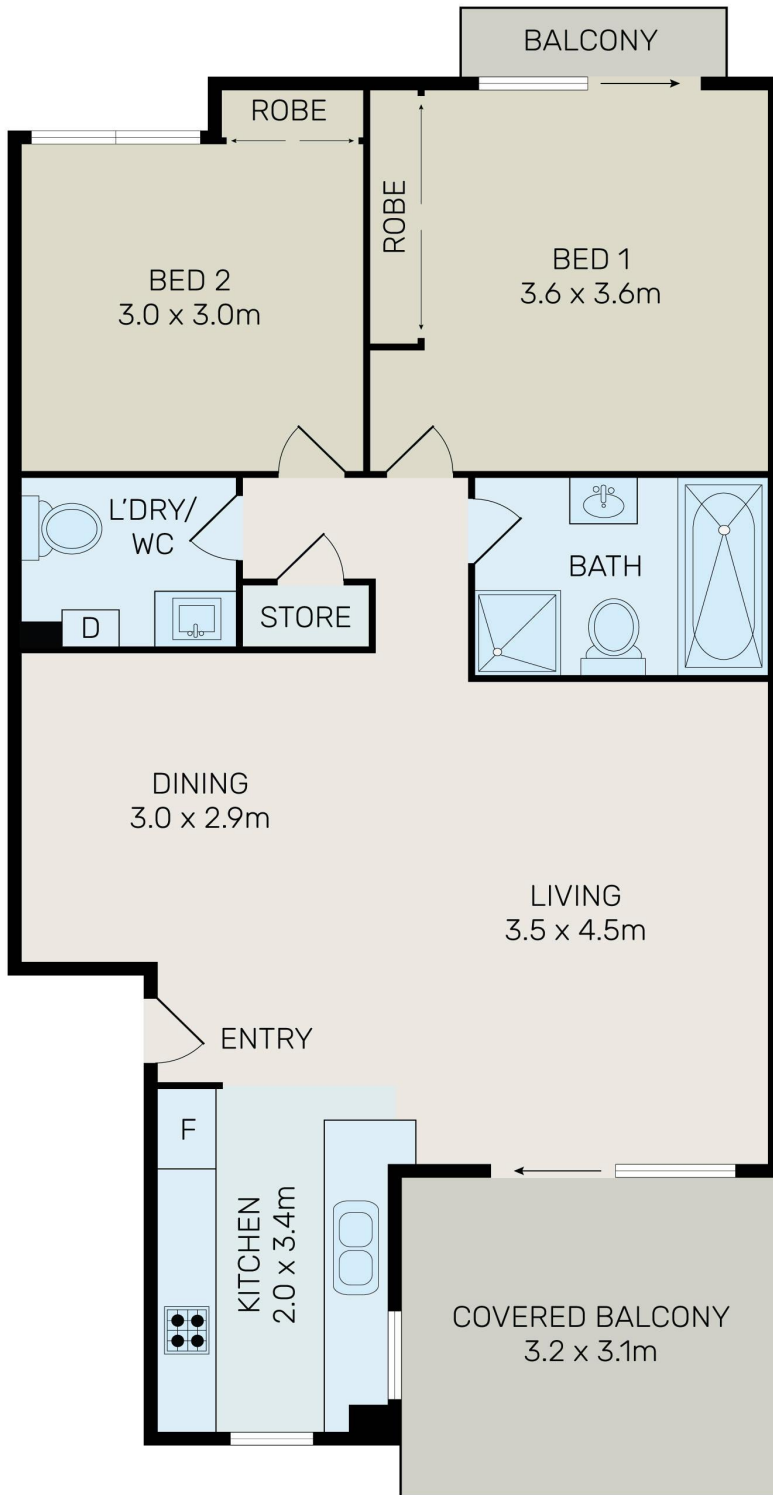
**Joseph Nasr 0405 824 646**

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

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