



21/10-14 Calliope Street, Guildford

RENOVATED 2-BEDROOM UNIT | WALK TO STATION & SHOPS

Perfectly positioned in a highly convenient Guildford location, this stylishly renovated double brick unit delivers comfort, space, and unbeatable accessibility. Just a short stroll to the train station, local shops, schools, parks, pools, and everyday amenities - everything you need is right at your doorstep.

Ideal for first home buyers, downsizers, or astute investors, this move-in-ready residence ticks all the boxes.

Property Features:

- Two generous bedrooms with built-in wardrobes
- Renovated bathroom with separate shower and bathtub
- Light-filled, north-facing air-conditioned lounge flowing to a street-facing balcony
- Modern gas kitchen with island bench
- Internal laundry with second toilet
- Tiled flooring throughout
- Lock-up garage
- Solid double brick construction for year-round comfort

Outgoings (Approx.):

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.

2 1 1

FOR SALE
\$480,000

AGENTS

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AGENCY

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



- Strata: \$750 per quarter
- Council: \$393 per quarter
- Water: \$150 per quarter

Additional Information:

- Total area: 97 sqm
- Estimated rental return: \$550 per week
- Registered age: 1998

A fantastic opportunity to secure a quality home or investment in a prime, walk-to-everything location.

Enquire today to arrange your inspection.

MORE DETAILS

Property ID	2GN7F9E
Property Type	Unit
Land Area	97 m2
Including	Air Conditioning Toilets (2) Built-in-Robes Close to Schools Close to Shops Close to Transport

Joseph Nasr 0405 824 646

Area Specialist | Joseph.Nasr@ljhooker.com.au

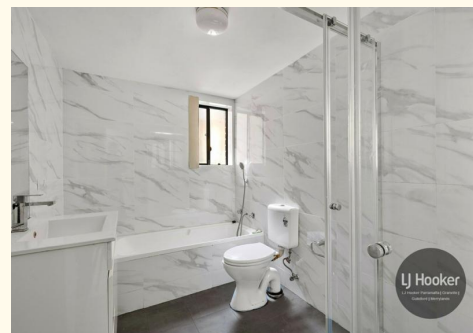
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