



Guildford, 22/80-88 Cardigan Street

SPACIOUS TOP-FLOOR APARTMENT —WALK TO EVERYTHING

Perfectly positioned just moments from Guildford Station, shops, schools, parks and public pools, this spacious top-floor apartment offers a lifestyle of comfort and convenience. Boasting a sun-filled north-east aspect and open-plan living, this home is ideal for first-home buyers, investors or those seeking low-maintenance living in a highly connected location.

Property Features:

- * Bright and airy open plan living with air-conditioning
- * North-east facing wrap around balcony ideal for entertaining
- * Master bedroom with built-in robe and balcony
- * Polyurethane & stone gas kitchen with breakfast bar
- * Spacious bathroom with separate shower and bathtub



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
Please Call

View
ljhooker.com.au/2G33F9E

Contact
Joseph Nasr
0405 824 646
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**LJ Hooker Parramatta | Granville |
Guildford | Merrylands
(02) 9637 8555**

- * Internal laundry with second toilet for convenience
- * Double brick construction in a secure building with intercom
- * Basement lock-up garage with security access

Additional Details:

Total area size: 112sqm

Strata: \$1,126.89 pq

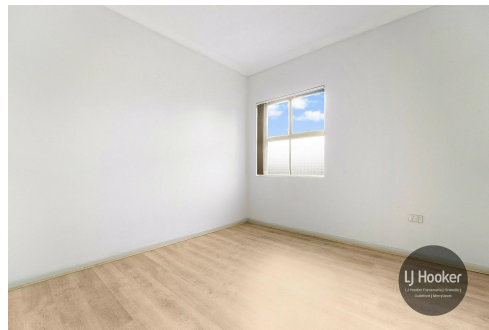
Water: \$177.93 pq

Council: \$372 pq

Registered Age 2004

Rental potential: \$500 - \$520 per week approx.

This is a rare opportunity to secure a bright, spacious, and centrally located apartment that ticks all the boxes for lifestyle and investment.



More About this Property

Property ID	2G33F9E
Property Type	Unit
Land Area	112 m2
Including	Air Conditioning Toilets (2) Intercom Built-in-Robes Area Views 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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42 South Street, GRANVILLE NSW 2142

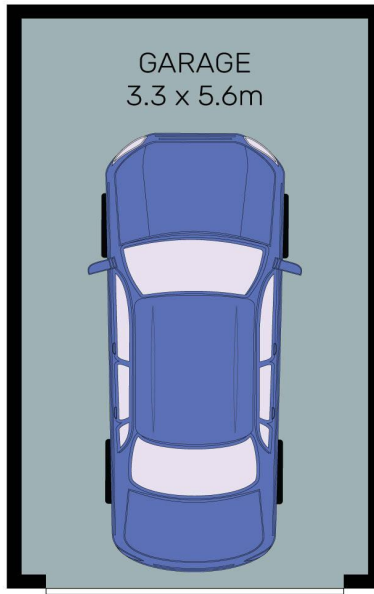
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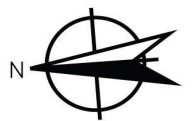
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