



3/5-11 Stimson Street, Guildford

## GROUND FLOOR UNIT | DOUBLE BRICK | WALK TO STATION & SHOPS

Perfectly positioned within walking distance to Guildford station, shops, schools, and local amenities, this well-presented double brick ground floor unit offers convenient living in a highly sought-after location - ideal for first home buyers or investors alike.

### Property Features:

- Double brick construction throughout
- Two spacious bedrooms, master with built-in wardrobe
- Large open-plan lounge and dining area opening to a north-facing balcony
- Modern polyurethane/stone gas kitchen with stainless steel appliances
- Tiled bathroom with separate shower and bathtub
- Internal laundry with dryer included
- Lock-up garage

### Outgoings (approx.):

- Strata: \$1,098 per quarter
- Council: \$393 per quarter

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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**FOR SALE**  
\$460,000 - \$480,000

### AGENTS

Joseph Nasr  
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### AGENCY

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

 **LJ Hooker**

- Water: \$179.90 per quarter

**Additional Details:**

- Registered Age: 2003
- Total area: 96sqm
- Currently leased at \$520 per week (lease expires 2 December 2025)

Whether you're looking to move in or invest, this ground floor apartment delivers comfort, low maintenance, and unbeatable convenience - all just moments from Guildford station.

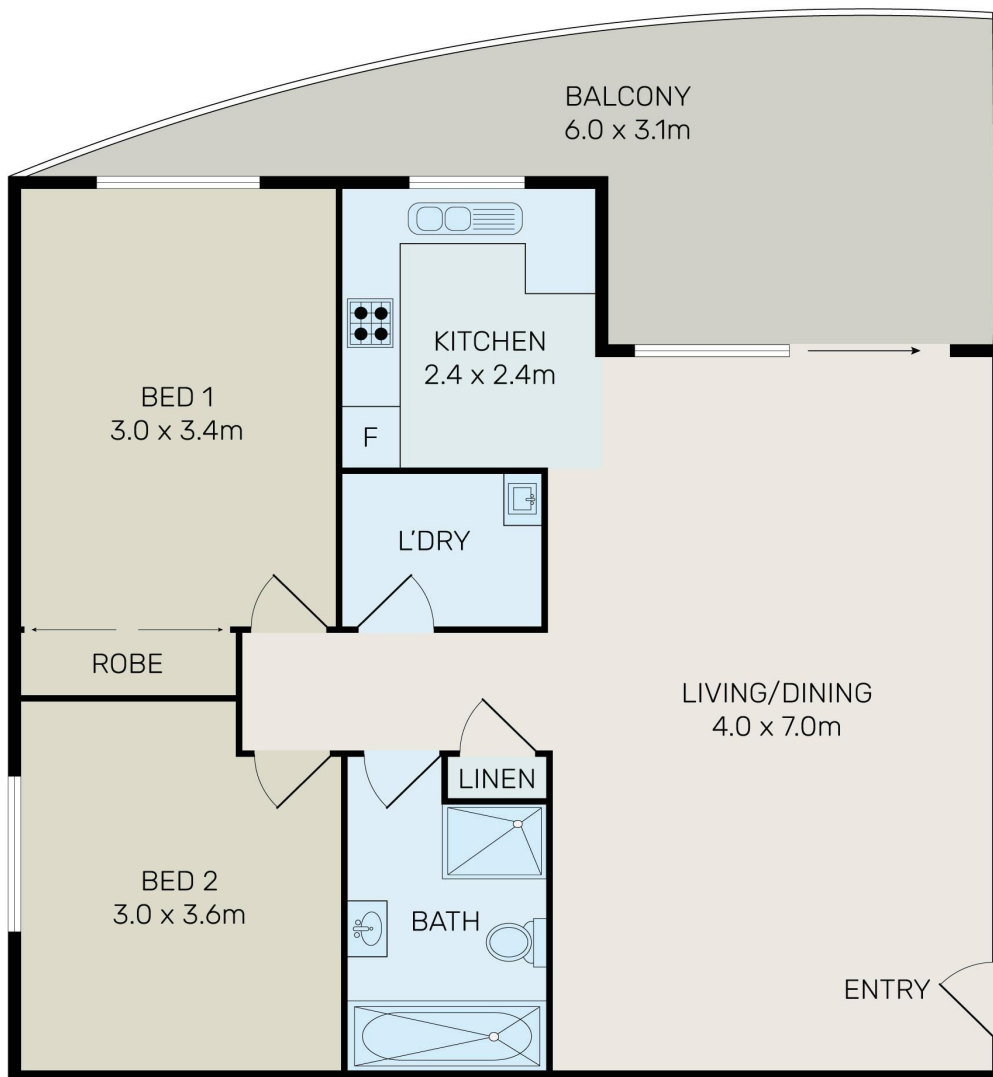
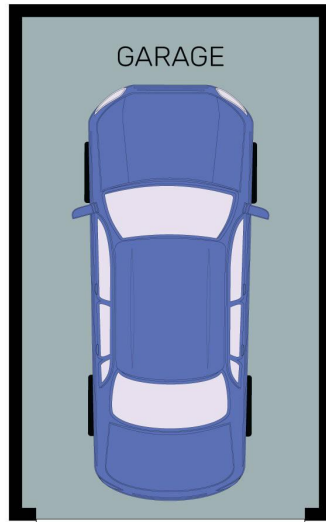
**MORE DETAILS**

Property ID                    2GCGF9E  
Property Type                Unit

**Joseph Nasr 0405 824 646**  
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