



5/476-478 Guildford Road, Guildford

Sold by Paulette Ghaleb 0408 888 810

Perfectly positioned for convenience, this spacious and neat unit is an ideal opportunity for first-home buyers, downsizers or astute investors.

Set on the first floor of a neat well established complex, it offers comfort, functionality and an ultra-convenient location —just 550 metres to the station and shops.

Property Features:

- Two generous bedrooms, main with built-in wardrobe & access to balcony
- Large open plan living and dining area
- Neat updated kitchen with gas cooking
- Renovated bathroom
- " Laminate timber flooring
- " Spacious balcony —perfect for morning coffee or relaxing
- Generous sized lock-up garage for secure parking or extra storage
- Total area: 108sqm (including garage and balcony)
- Set within 550 metres to local shops & station
- Primary schools, parks and other amenities also nearby.
- Currently leased at \$500 per week.

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FOR SALE
\$460,000

AGENTS

Paulette Ghaleb
0408 888 810
paulette.ghaleb@ljhooker.com.au

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.

 **LJ Hooker**

Enjoy the ease of low-maintenance living with everything at your doorstep —public transport, local shopping, schools and more.

Whether you're looking to move in or invest, this is a fantastic opportunity in a great location.

MORE DETAILS

Property ID	2G4JF9E
Property Type	Unit
House Size	108 m2
Land Area	108 m2
Including	Air Conditioning Toilets (1) Intercom Built-in-Robes Car Parking - Surface Close to Schools Close to Shops Close to Transport

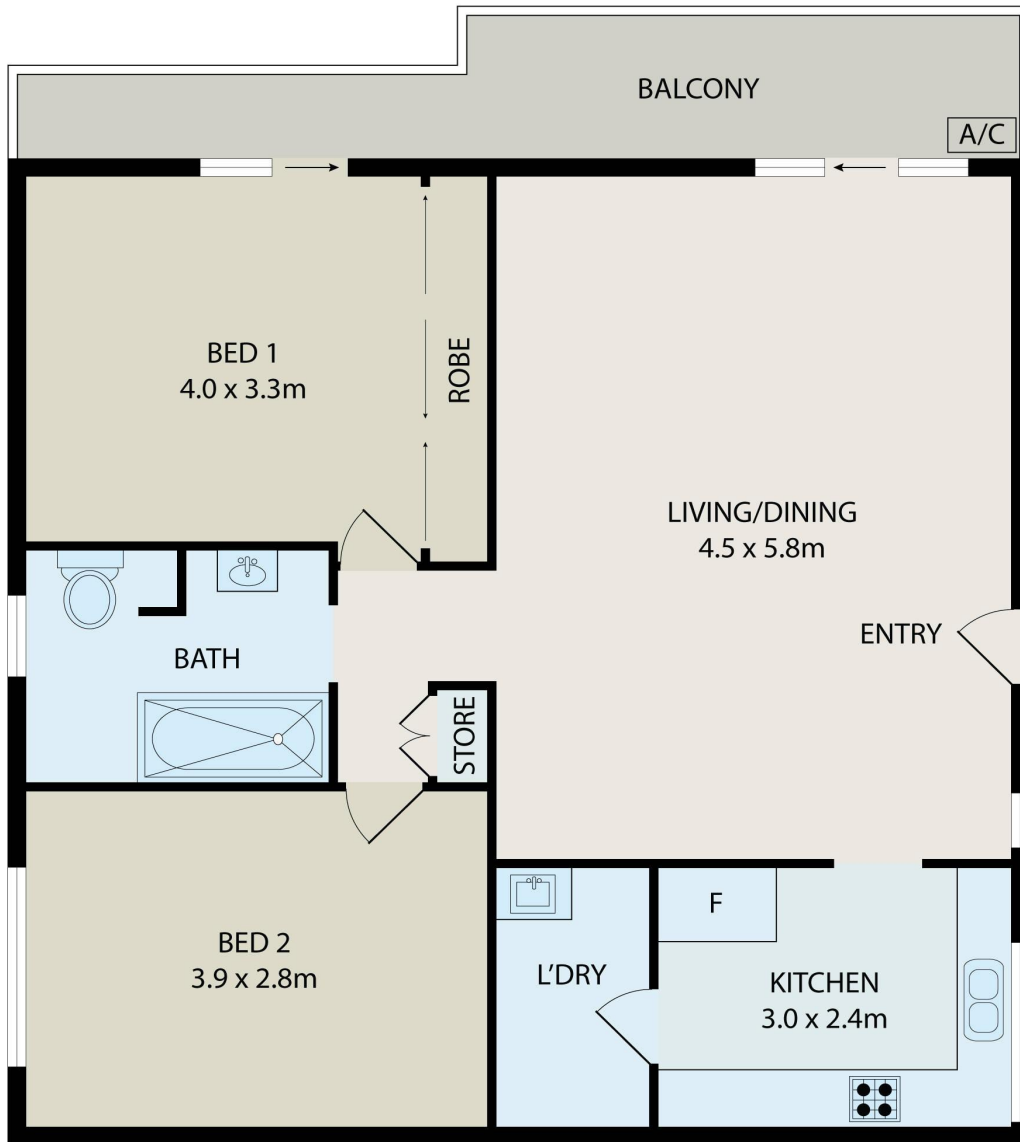
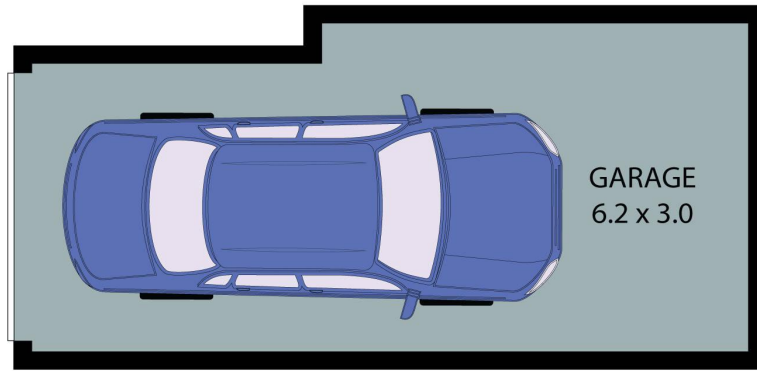
Paulette Ghaleb 0408 888 810

Area Specialist | paulette.ghaleb@ljhooker.com.au

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

42 South Street, GRANVILLE NSW 2142
granville.ljhooker.com.au | granville@ljhooker.com.au





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