

## Guildford, 7/454-460 Guildford Road

### RENOVATED 2 BEDROOM UNIT —WALK TO STATION & SHOPS

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

#### Property Features:

- \* Two generous bedrooms with built-in wardrobes and ceiling fans
- \* Renovated bathroom with separate shower and bathtub
- \* Spacious, air-conditioned lounge with a separate dining area
- \* Modern kitchen with new electric appliances
- \* Internal laundry with ample storage space
- \* Tiled living areas and new carpet in bedrooms
- \* Private balcony with a sunny north-west aspect



**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**  
\$440,000-\$470,000

**View**  
[ljhooker.com.au/2FRYF9E](http://ljhooker.com.au/2FRYF9E)

**Contact**  
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Guildford | Merrylands  
(02) 9637 8555**

- \* Lock-up garage
- \* Double brick construction for year-round comfort

Whether you're a first home buyer, downsizer, or savvy investor, this move-in-ready unit ticks all the boxes.

**Outgoings:**

- \* Strata: \$900 approx per quarter
- \* Council: \$346 per quarter
- \* Water: \$178 per quarter

**Additional Info:**

- \* Total area: 101 sqm
- \* Estimated rental return: \$550 per week
- \* Registered Age 1980

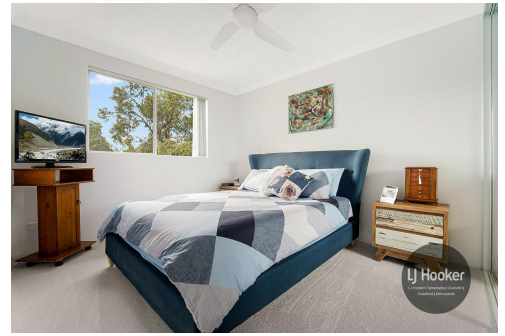
Don't miss this fantastic opportunity to secure a quality property in a prime location!

## More About this Property

<b>Property ID</b>	2FRYF9E
<b>Property Type</b>	Unit
<b>Land Area</b>	101 m2
<b>Including</b>	Air Conditioning Intercom Built-in-Robes Close to Schools Close to Shops Close to Transport

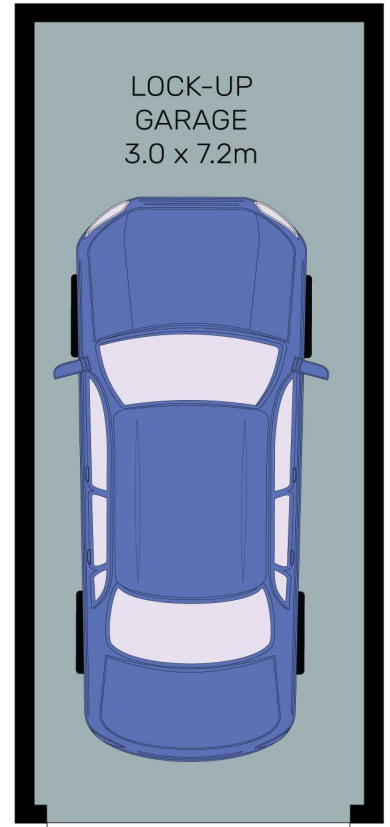
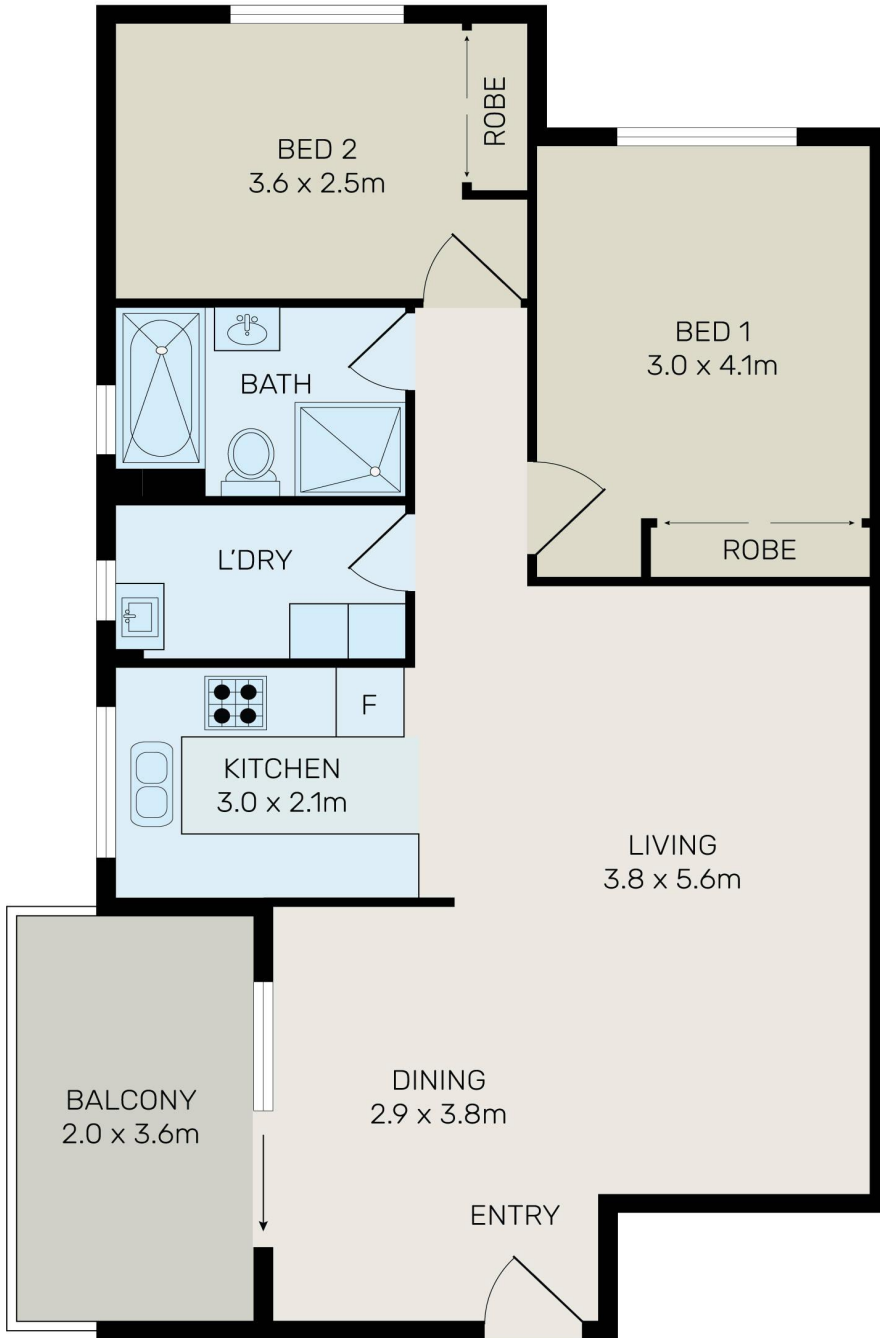
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