



Sold



7/7 Talbot Road, Guildford

**DOUBLE BRICK —SUN FILLED
—WALK TO STATION & SHOPS**

Positioned on the top floor of a boutique security complex of only 7 units, this sun-filled apartment offers a modern low-maintenance lifestyle in an ultra-convenient location. Only 500m to Guildford train station, bus stops, shops, schools, parks, library, child care centres and a short drive to the M4 Motorway —this property is ideal for first home buyers, downsizers, and investors alike.

Features include:

- 2 generous bedrooms with built-in wardrobes, master with ensuite
- Spacious open plan living and dining area with air flow and natural light
- North-facing entertainers balcony
- Double brick construction throughout
- Stylish stone gas kitchen with breakfast bar, dishwasher & stainless-steel appliances
- Floor-to-ceiling tiled main bathroom with separate shower and bath
- Tiled floors to living, floating timber floors to bedrooms
- Security intercom access
- Internal laundry
- Registered car space in security basement
- Gas instantaneous hot water system

2 🏠 2 🚿 1 🚗

FOR SALE
\$522,000

AGENTS
Joseph Nasr
0405 824 646
Joseph.Nasr@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.



Outgoings (approx):

- Council: \$372 per quarter
- Water: \$177.93 per quarter
- Strata: \$1,239.40 per quarter

Additional details:

- Total area size: 95 sqm
- Registered Age : 2004
- Currently leased for \$600 per week until 11/02/2026

A must-see opportunity combining modern comfort, solid double brick quality, and a prime location within walking distance to everything Guildford has to offer.

MORE DETAILS

Property ID	2G7SF9E
Property Type	Unit
Land Area	95 m2
Including	Ensuite Toilets (2) Intercom Built-in-Robes Close to Schools Close to Shops Close to Transport Security Access

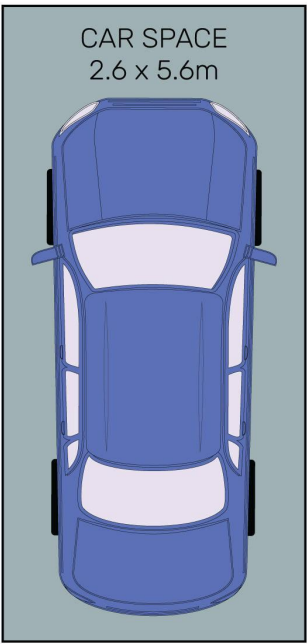
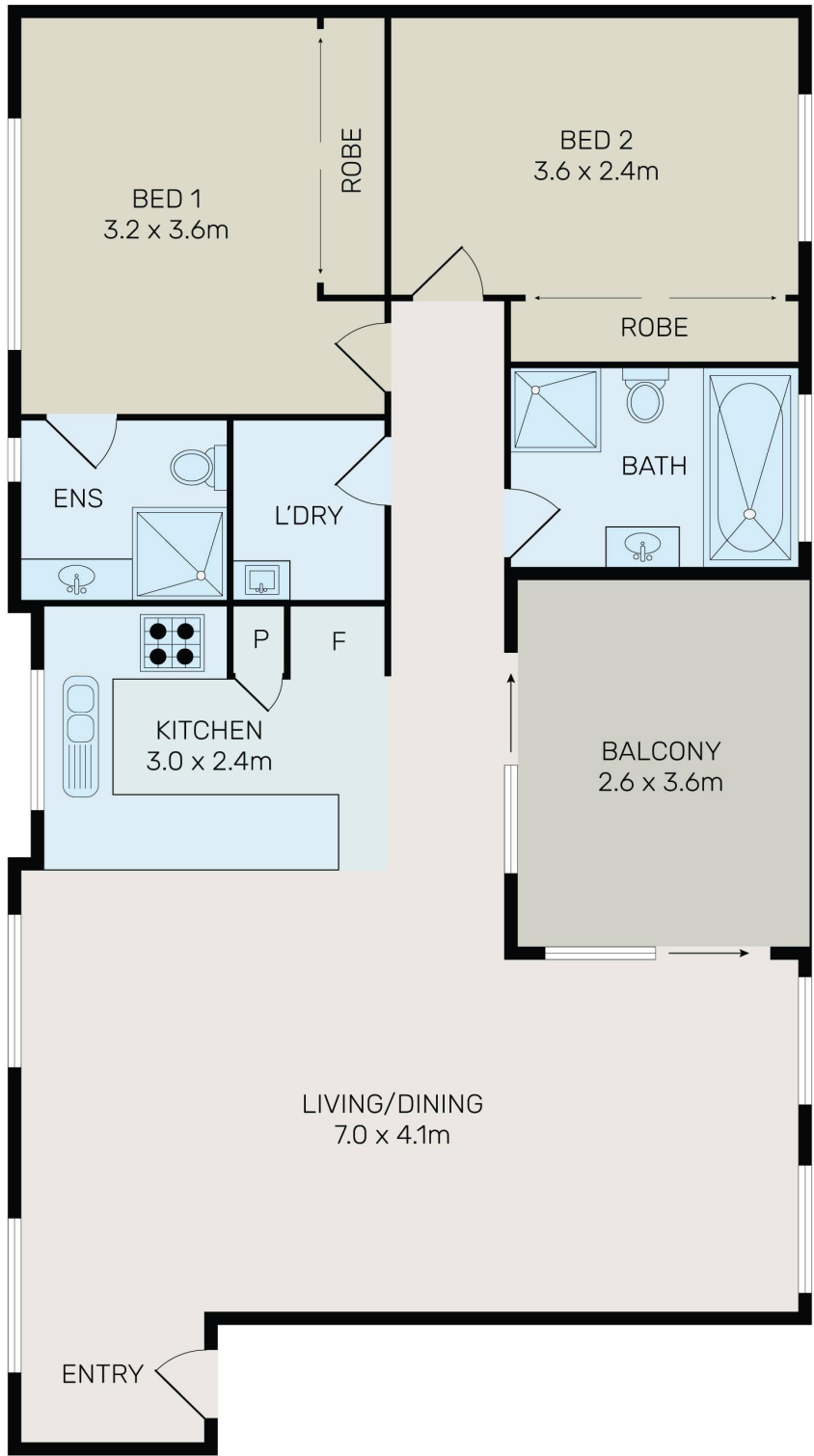
Joseph Nasr 0405 824 646

Area Specialist | Joseph.Nasr@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





(NOT IN CORRECT POSITION)



All information contained herein is gathered from all sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.



7/7 Talbot Road, Guildford

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.

