



## Guildford, 8/439 Guildford Road

SOLD! By Steven Khawam 0415 308 100

First Floor, Tranquil Unit

We are offering this beautiful, part refurbished two bedroom unit conveniently set on the first floor ready to move in and enjoy!

Set in a well maintained complex, this presentable unit would be fantastic opportunity for those looking to move in or for the astute investor for an immediate rental return.

This property is within close proximity to public transport including Guildford train station, primary and secondary schools, shops and recreational facilities, including a short walk to McCredie Park & sports field, Guildford Swimming Centre and Guildford Leagues Club.

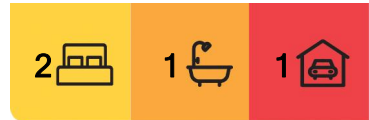
Features include:

\* 2 bedrooms, 1 bathroom, lock up garage



**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**  
\$430,000

**View**  
[ljhooker.com.au/26N3F9E](http://ljhooker.com.au/26N3F9E)

**Contact**  
**Steven Khawam**  
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[Steven.Khawam@ljhooker.com.au](mailto:Steven.Khawam@ljhooker.com.au)

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

- \* Separate living and dining areas
- \* Updated gas kitchen
- \* Built in wardrobes in both bedrooms
- \* Bathroom with separate bathtub and shower
- \* Internal laundry
- \* Security intercom

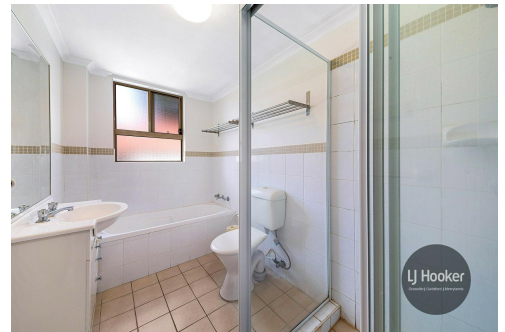
Currently leased on a periodic basis

## More About this Property

<b>Property ID</b>	26N3F9E
<b>Property Type</b>	Unit

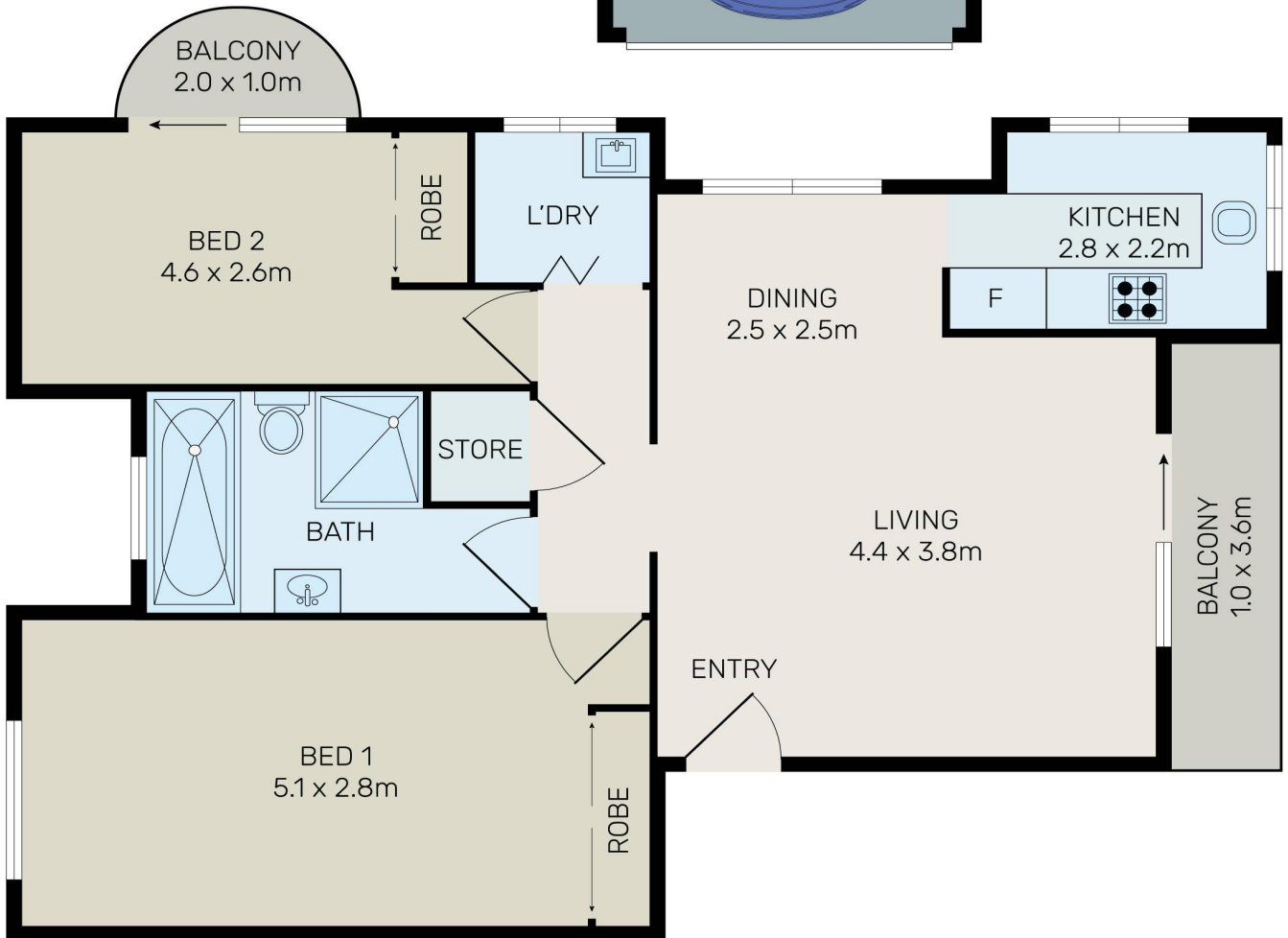
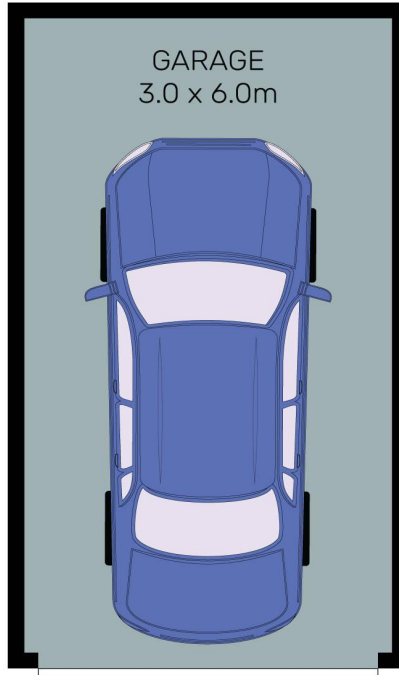
**Steven Khawam 0415 308 100**  
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