



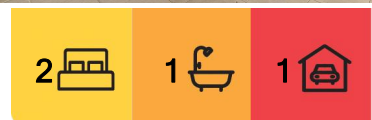
## Guildford, 9/438-444 Guildford Rd

LIVE IN OR INVEST!!!

Located such a stone throw away from public transport, shops and schools. This unit is a short stroll away from all convenient amenities. Currently tenanted and ready to go as an investment property or make your mark and turn this into your ideal first home. This unit features-

- \* Two good sized bedrooms
- \* Separate kitchen & dining
- \* Large internal laundry
- \* L shaped balcony
- \* Split System A/C
- \* Single car garage

Strata Fees- \$579.66 per quarter



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/154VH8W](http://ljhooker.com.au/154VH8W)

**Contact**  
**Karen Beebar**  
0417 696 435  
[karen.beebar@ljhooker.com.au](mailto:karen.beebar@ljhooker.com.au)



**LJ Hooker Greystanes**  
**(02) 9896 0804**

**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.



Priced to sell, opportunities like this do not last long. Call today for more information.

## More About this Property

<b>Property ID</b>	154VH8W
<b>Property Type</b>	Unit
<b>Land Area</b>	95 m2

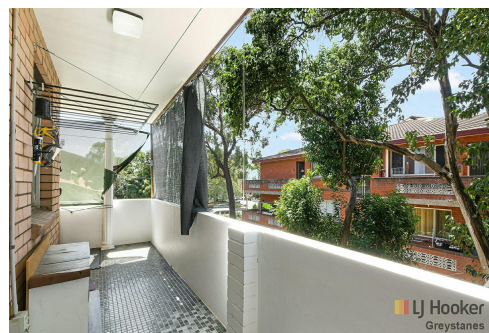
**Karen Beebar 0417 696 435**

Licensee in Charge | [karen.beebar@ljhooker.com.au](mailto:karen.beebar@ljhooker.com.au)

**LJ Hooker Greystanes (02) 9896 0804**

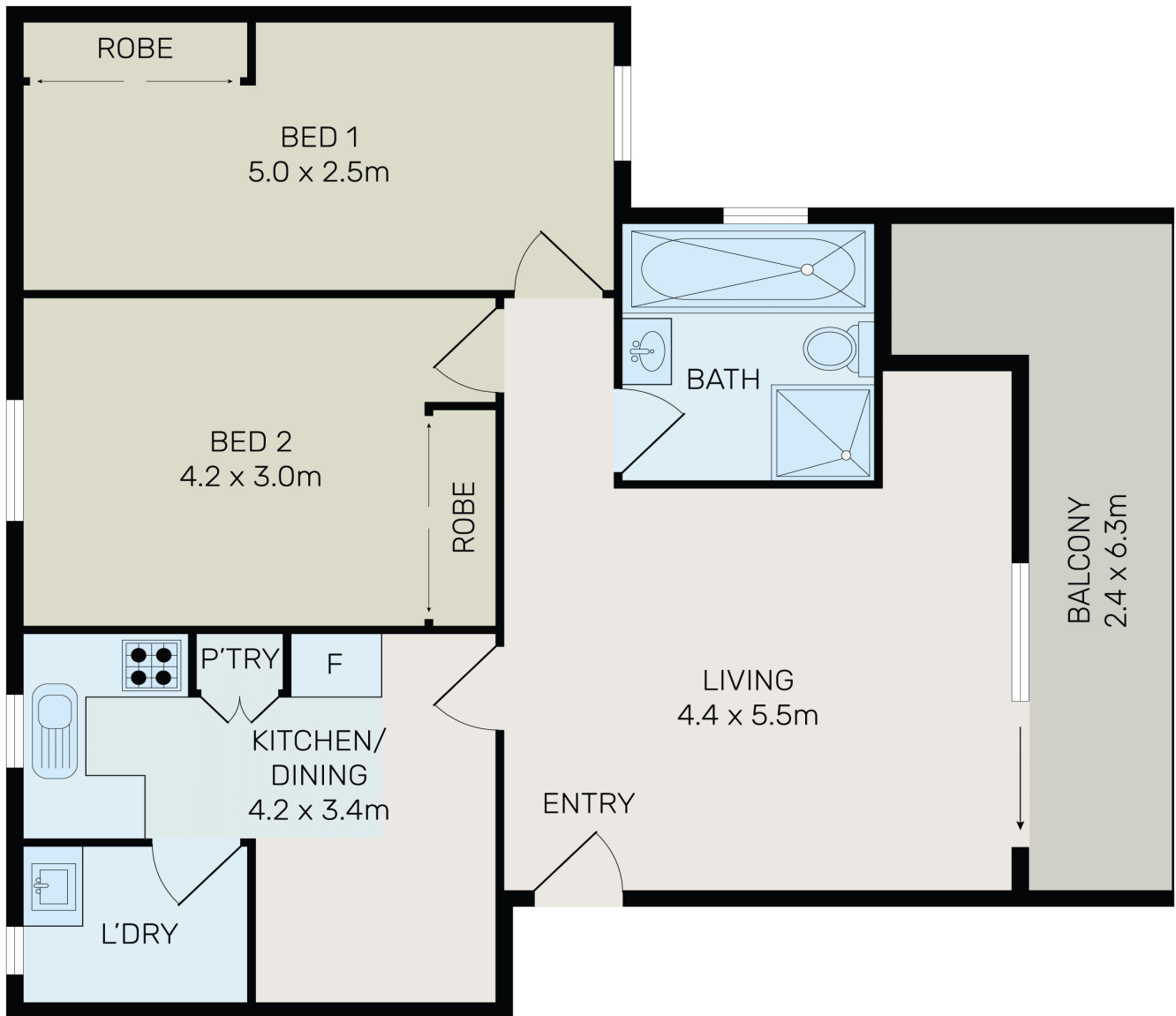
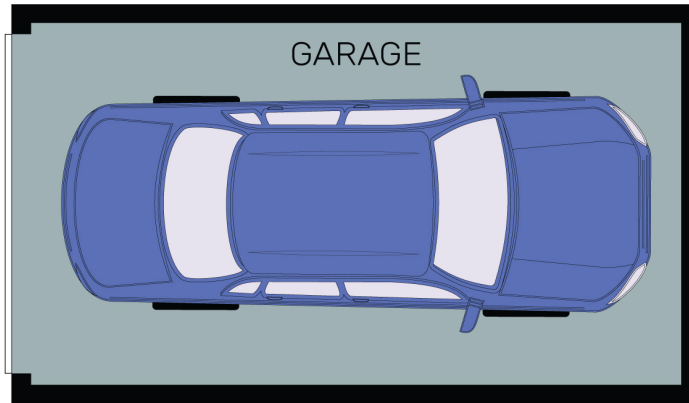
Shop 25b Greystanes Shopping Centre, 665 Merrylands Road, GREYSTANES  
NSW 2145

[greystanes.ljhooker.com.au](mailto:greystanes.ljhooker.com.au) | [greystanes@ljhooker.com.au](mailto:greystanes@ljhooker.com.au)



**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.

**LJ Hooker Greystanes  
(02) 9896 0804**



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.



# 9/438-444 Guildford Road, Guildford



**LJ Hooker Greystanes**  
(02) 9896 0804

**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.