



9/572-574 Woodville Road, Guildford

## Modern Top-Floor Apartment with Lift Access

Perfectly positioned on the corner of Woodville Road and Chiltern Road, this impressive double-brick apartment delivers exceptional value, comfort, and convenience. Situated on the top floor of a secure complex with lift access, this spacious home offers modern living with a bright, open-plan layout and sweeping views towards Parramatta CBD.

### Property Features:

- 2 generous bedrooms with built-in wardrobes —master with ensuite, air-conditioning, and private balcony facing chiltern rd
- Expansive north-facing undercover entertainers' balcony with views of Parramatta CBD
- Sunlit, air-conditioned open-plan living and dining area
- Stylish polyurethane/stone gas kitchen with dishwasher and ample storage
- Two fully tiled bathrooms
- Internal laundry with dryer
- Gas hot water system
- Security basement parking with registered car space plus large storage cage
- Lift access and double-brick construction for quality and durability

2 2 1

**FOR SALE**  
\$475,000

### 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.



**Additional Information:**

- Strata: \$972 PQ (approx.)
- Council: \$383 PQ (approx.)
- Water: \$180 PQ (approx.)
- Total area: 132 sqm (approx.)
- Built: 2011
- Rental potential: \$550 per week (approx.)

Located within easy reach of Guildford Station, local shops, schools, and Parramatta CBD, this well-maintained apartment is ideal for first-home buyers, investors, or downsizers seeking low-maintenance living without compromise.

**MORE DETAILS**

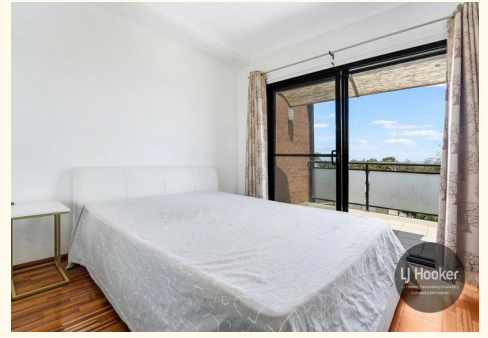
Property ID	2GHFF9E
Property Type	Unit
Land Area	132 m2

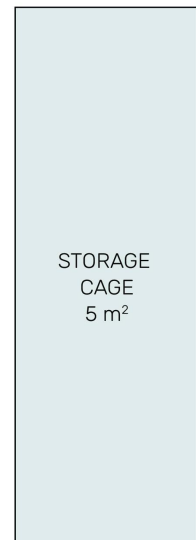
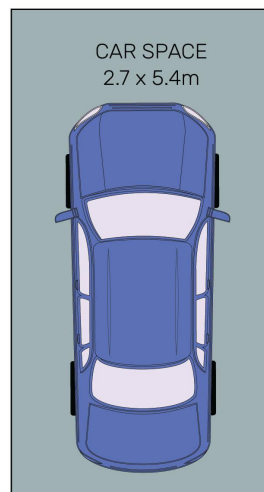
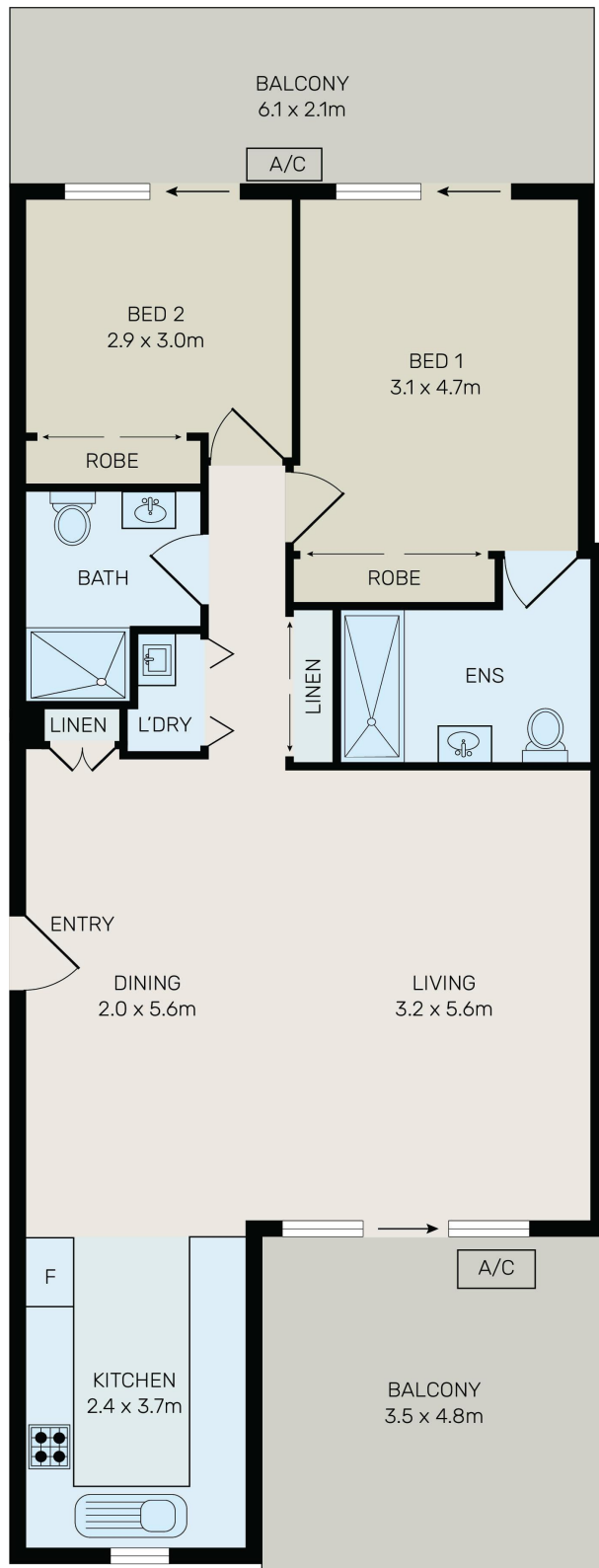
**Joseph Nasr 0405 824 646**

Area Specialist | [Joseph.Nasr@ljhooker.com.au](mailto:Joseph.Nasr@ljhooker.com.au)

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

42 South Street, GRANVILLE NSW 2142  
[granville.ljhooker.com.au](mailto:granville.ljhooker.com.au) | [granville@ljhooker.com.au](mailto:granville@ljhooker.com.au)





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.



## 9/574 Woodville 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.

