



## Guildford, 11/538 Woodville Road

### Ground Floor!

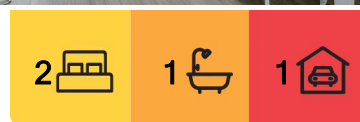
This beautifully designed 2-bedroom ground floor unit that offers the perfect blend of modern living and convenience. Whether you're a first-time buyer, a small family, or looking to downsize, this property is sure to impress. Offering open plan living, kitchen with gas cooking and stainless appliances, airconditioning, secured car space and let's not forgot about the moment you step outside to your own private courtyard where you can relax, garden, or enjoy outdoor dining. Don't miss out on this fantastic opportunity to purchase a unit that is well located. Call today to arrange an inspection.

Approx. Quarterly Outgoings;

Strata \$700.00

Council \$360.00

Water \$180.00



**For Sale**  
\$489,000

**View**  
By Appointment

**Contact**  
**Amelle Ghassibe**  
0424 754 232  
aghasibe@ljhfairfield.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 Fairfield**  
**(02) 9727 7766**

## More About this Property

Property ID	13Y1F99
Property Type	Unit
Land Area	123 m2

**Amelle Ghassibe 0424 754 232**

Residential Sales | [aghasibe@ljhfairfield.com.au](mailto:aghasibe@ljhfairfield.com.au)

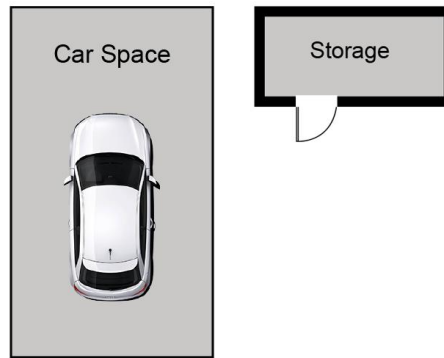
**LJ Hooker Fairfield (02) 9727 7766**

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**11/538 Woodville Road  
Guildford 2161**

Scales in metres. Indicative only. Dimensions are approximate. All information contained here in is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquires.



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