







Unit 10/80-82 Mountford Avenue, Guildford

UNIQUE GROUND-FLOOR UNIT WITH MASSIVE COURTYARD – WALK TO GUILDFORD STATION!

A Rare Opportunity Offering Space, Comfort & Convenience!

Discover this unique and beautifully presented one-bedroom ground-floor unit, offering an exceptional combination of indoor comfort and generous outdoor living. Featuring a massive private backyard and front courtyard, this property is perfect for first-home buyers, downsizers or savvy investors seeking something truly special.

Ideally positioned within walking distance of Guildford Train Station, local shops, caf&aecute;s, restaurants and everyday amenities, this property offers a convenient, low-maintenance lifestyle with plenty of outdoor space to enjoy.

Property Features:
- Spacious one-bedroom unit with built-in wardrobe
- Convenient ground-floor position with easy access
- Open-plan kitchen, dining and living area

1 1 1

FOR SALE
$480,000

VIEW
By Appointment

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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.

- Functional kitchen with gas cooking
- Tiled flooring throughout for easy maintenance
- Well-presented bathroom with modern finishes
- Massive private backyard, perfect for outdoor entertaining, gardening or relaxing
- Generous front courtyard providing additional outdoor living space
- One secure parking space
- Excellent opportunity for first-home buyers, investors or downsizers
- Conveniently located within walking distance of Guildford Train Station, shops, caf&aecute;s and local amenities
- Outgoing rates approx. : Strata $1030, Council $414, Water $178







A Unique Property Not to Be Missed!

With its rare combination of generous outdoor space, practical layout and unbeatable convenience, this ground-floor unit stands out from the rest.

Whether you're looking for your first home, a comfortable place to downsize or a smart investment opportunity, this property ticks all the boxes.

Inspect today before it's too late!

Disclaimer:
All information provided is deemed reliable but not guaranteed and should be independently verified. LJ Hooker Cabramatta makes no representation as to the accuracy of the information. Interested parties are advised to carry out their own enquiries. Images are for illustrative purposes only and may include artist impressions.

MORE DETAILS

Property ID	1G05F8S
Property Type	Unit
Including	Balcony
	Built-in-Robes
	Secure Parking

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