

**1/12-14 Stimson Street, Guildford, NSW 2161**

**McGrath**

**Apartment For Sale**

Thursday, 13 June 2024

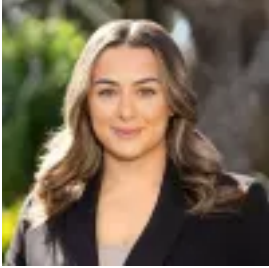
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**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Monique Layoun

0424410501

**\$440,000 - \$470,000**

Boasting a lifestyle of absolute convenience, this contemporary and impeccably appointed apartment offers two great sized bedrooms and an abundance of space. Situated on the ground floor with modern interiors, it offers the perfect low maintenance haven and is located close to the local shops, Guildford Station and local schools. - Two great sized bedrooms, both with built in robes- Oversized Master bedroom with private courtyard - Open plan living and dining area, North facing- Modern kitchen with gas cooking, dishwasher and ample storage - Tidy bathroom with floor to ceiling tiles, separate laundry - Split system A/C, Ceiling Fans, single basement car space - Currently rented at \$450 per week, great investment opportunity - Oversized courtyard with easy access to common area, perfect for entertaining family and friends- 350m to Guildford Station, easy access to public transport and local shops - Guildford Public School Catchment, short drive to Parramatta CBD