

**1/462-464 Guildford Road, Guildford, NSW 2161**



**Sold Unit**

Tuesday, 2 April 2024

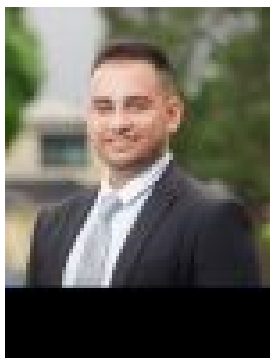
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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Steven Khawam  
0296378555

**\$631,000**

Slightly elevated from the ground floor, we are offering this young, bright and beautiful, full brick partly refurbished 3 bedroom unit, conveniently located in Guildford. Featuring recently installed floorboards throughout, street facing balcony and separate large private courtyard, definitely a great design and ready to be enjoyed for an owner occupier or investor. Situated within close proximity to Guildford train station, schools and shops. St Patricks Primary school, Guildford public school only metres away. Features include: \* 3 bedrooms, 2 bathrooms, 1 balcony, 1 courtyard, lock up garage \* Living and dining flowing to the street facing balcony \* Recently installed floorboards throughout \* Gas kitchen, stone benchtops and Island bench \* Master bedroom with built in wardrobes, ensuite and private courtyard \* Main bathroom with separate shower and bathtub \* Internal laundry, air conditioning \* Security intercom, basement parking with lock up garage Total area of 152m2 approx. Strata \$606.45pq approx. Council \$346pq approx. Water \$178.42pq approx.