

10/342-344 Woodville Road, Guildford, NSW 2161

Laing+Simmons

Apartment For Sale

Thursday, 16 May 2024

10/342-344 Woodville Road, Guildford, NSW 2161

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Type: Apartment



George Lattouf
0404004754



Daniel Eid
0410689567

For Sale: Price Guide - \$600,000 - \$660,000

Discover the epitome of contemporary living in this unique 2-level apartment, perfectly designed to offer style, comfort and convenience. Nestled in a prime location, this residence is an ideal choice for those seeking a distinctive home with modern amenities.- Street facing apartment to Mountford Ave & direct views to Parramatta CBD- Oversized apartment with a total area of 217 m²- Three (3) generously sized bedrooms, two with built in robes- Two master bedroom enjoys the luxury of ensuite with floor to ceiling tiles - Expansive open plan living and dining with northern aspect, plenty of natural light and air conditioning - Sleek modern kitchen boasting stone benchtops, gas cooking, stainless appliances, dishwasher and ample storage space- Main bathroom with floor to ceiling tiles with bathtub plus separate internal laundry- Tremendous terrace with northern aspect, perfect for entertaining or enjoying the natural sunlight- Two (2) allocated parking spaces in secured basement with lift access - Potential rental return \$700-750 per week- Walking distance to Guildford Station, schools, bus stop, cafes, restaurant, parks and short drive to Parramatta CBD- Current outgoings: Water levies \$178.42 p/q |Council levies \$346 p/qLaing & Simmons Merrylands and its directors, employees and related entities believe that the information contained herein is gathered from sources we deem to be reliable. However, no representation or warranties of any nature whatsoever are given, intended or implied. Any interested parties should rely on their own inquiries.