

# 12/272-276 Railway Terrace, Guildford, NSW 2161



## Unit For Sale

Tuesday, 12 March 2024

12/272-276 Railway Terrace, Guildford, NSW 2161

**Bedrooms: 2**

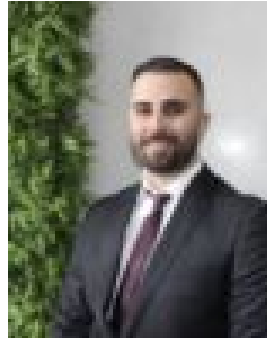
**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Steve Elriche



Zac Yaghi

0438152593

**\$469,000-\$480,000**

One Vision Realty Group is proud to present to market this inviting 2-bedroom apartment. Situated on the first level of a well-maintained building, within 300 meters from Guildford shopping center and train station. Property Features:- Centrally located for a modern, convenient lifestyle.- Both bedrooms are equipped with BIR.- Surrounded by many local schools & parks.- Modern kitchen with gas cooking and stainless steel appliances.- Security alarm, intercom, and secure basement parking available.- Huge street-facing balcony.- Air-conditioning.- Bathroom tiled floor to ceiling.- Potential rental return of \$600-\$650 per week. Strata Levies - \$616 Per quarter. Council Levies- \$380 Per quarter. Water Levies- \$170 Per quarter. Contact the listing agents for your private inspection this property will not last long on the market.