

**14/476-478 Guildford Road, Guildford, NSW 2161**



**Sold Unit**

Sunday, 15 October 2023

14/476-478 Guildford Road, Guildford, NSW 2161

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Steven Khawam

0296378555

**\$420,000**

We are offering this beautiful, refurbished north facing, two bedroom unit conveniently set on the first floor ready to move in and enjoy. Surrounded by manicured gardens, well maintained complex and having been loved, well cared for and enjoyed by the owner, the decision has been made for the owner to move on. This property is within close proximity to public transport including Guildford train station, primary and secondary schools, shops and recreational facilities, including a short walk to McCredie Park & sports field, Guildford Swimming Centre and Guildford Leagues Club. Featured include: \* 2 bedrooms, 1 bathroom, lock up garage \* Combined living and dining areas \* Gas kitchen, stone bench tops, range hood \* Floorboards throughout \* Separate bathtub and shower \* Internal laundry \* Air conditioning \* Security intercom Potential rental return of \$500 per week Strata: \$751.35pq approx. Council: \$346pq approx. Water: \$180.38pq approx.