

15/49 Calliope Street, Guildford, NSW 2161



Sold Unit

Monday, 28 August 2023

15/49 Calliope Street, Guildford, NSW 2161

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Jacob Ranieri
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\$415,000

SPACIOUS APARTMENT IN A TRANQUIL SETTING Conveniently located in a peaceful tree lined street is this well presented 2-bedroom apartment with a large living area and 2 good sized balconies. This well-appointed property also boasts the following sought after features: • 2 good-sized bedrooms • Master bedroom with built in robe, sleek ensuite and access to a private balcony • Main bathroom with separate bath and shower • Well appointed kitchen with gas cooking and ample cupboard space • Spacious, light and bright living / dining area which opens onto a covered balcony perfect for alfresco dining and relaxing • Internal laundry with room for storage • Single lock up garage • Secure block with intercom access • Situated within close proximity to Guildford train station, schools, and shops. Conveniently located next to St Patrick's Primary school. • Perfect opportunity for the investor and / or owner occupier • Currently leased at a rental of \$350 per week on an expired lease term (potential rental \$400 - \$450 per week) Outgoings (per quarter approx.) Strata: \$1,050 Special Levy: \$209 Council: \$346 Water: \$181 **DISCLAIMER:** "All information contained herein is gathered from sources we believe to be reliable. However, R&W Parramatta cannot guarantee its accuracy and interested persons should rely on their own enquiries".