19/454-460 Guildford Road, Guildford, NSW 2161



Apartment For Sale Tuesday, 19 December 2023

19/454-460 Guildford Road, Guildford, NSW 2161

Bedrooms: 2 Bathrooms: 1 Parkings: 1 Area: 93 m2 Type: Apartment



Joanne Tang 0296333922



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\$399,000

Welcome to your affordable and convenient full brick apartment in Guildford. This spacious two bedroom is the perfect place for you. The interior features an open plan living and dining area with both bedrooms boasting built-in wardrobes and a large north facing balcony. Conveniently located only a few minutes walk from Guildford train station and a short stroll away from various shops and amenities. Features: *A total size 93 sq. m in area, full brick unit, high ceiling and spacious *Two bedrooms with build in robes *The main bedroom is over 14 sqm. *Large modern bathroom with bathtub and shower *Fully tiled open plan living and dining *Intercom access and large lock up garage *Only 7mins walking distance to train station *Primary and secondary school nearby *Separate Laundry room *Reverse cycle air con. *Rental income of \$450 per week currently and to be increased to \$480.p wk.Outgoings: Strata Rate: \$833.35 p/q; Council Rate: \$296 p/q; Water Rate: \$155 p/qDisclaimer: DISCLAIMERDisclaimer: This information is provided by the vendor and collected from third parties. C&R Realty International does not guarantee, warrant, and/or represent that information contained in this advertising and marketing document is correct. Any interested parties should make their own inquiries as to the accuracy of the information. We exclude all inferred or implied terms, conditions, and warranties arising out of this document and any liability for loss or damage arising therefrom.