

**22/538-540 Woodville Road, Guildford, NSW 2161**



**Apartment For Sale**

Monday, 15 April 2024

22/538-540 Woodville Road, Guildford, NSW 2161

**Bedrooms: 3**

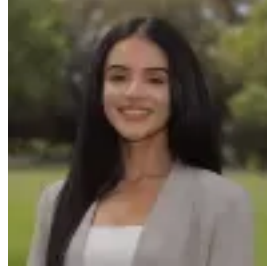
**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Steven Fan  
0298913333



Nilufar ToraySafi  
0478813567

**\$649,000**

Situated on the first floor of a security block with only one common wall and sunny aspects, this spacious and sun drenched 3 bedroom apartment offers a private setting with a practical layout and smart floor plan. Conveniently located within a short stroll to local parks, shops, recreational and worship facilities, primary and high schools such as Granville South creative arts performing high school, Woodville golf course, botanic gardens and sporting ovals. It features:- Approx 89m2 of indoor space plus 18m2 undercover balcony, 28m2 double car space and a 8m2 of storage cage- Defined lounge & dining area opening onto covered expansive entertainer's balcony- Stunning modern kitchen with Caesarstone benchtops, gas cooking, stainless steel appliances & breakfast bar- Fully tiled modern bathroom with separate bathtub & shower - Ensuite to main bedroom- All bedrooms are not facing Woodville Road, no noise- Mirrored built-in robe & hallway storage- Internal laundry with clothes dryer- Secure basement parking for 2 cars, plus storage cage- Enclosed outdoor areas, such as children's playground on-site- Low strata levies are only \$653.95 per quarter (approx)- Easy commute to Parramatta CBD & Merrylands Shopping mall, near reputable schools & golf course - Shops, cafes and transport are all just footsteps away"Ray White Parramatta Group - Parramatta | Oatlands | Northmead | Greystanes, 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."