

**22/8 Station Street, Guildford, NSW 2161**



**Unit For Sale**

Wednesday, 20 March 2024

22/8 Station Street, Guildford, NSW 2161

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Daniel Starr  
0297606666

**Price Guide \$255,000 - \$275,000**

PROPERTY LAUNCH - ALL OFFERS MUST BE SUBMITTED BY 5PM SATURDAY 6TH APRIL 2024 Freshly renovated throughout, this solid one-bedroom apartment is ready for immediate living or rental to present as the perfect first home or entry-level investment opportunity. Set in an established full-brick complex, the unit boasts fresh paint and new carpet across a sunny north-facing aspect delivering optimal light throughout the home. Just steps to Guildford Road shopping and eateries, you're only 270 metres to the train station with easy access to Parramatta by car from this central position. Get in quick as there aren't many like this on the market.\* Freshly painted 1-bedroom apartment\* New carpets throughout\* Off-street parking\* Sunny north-facing aspect\* Walk to station and shopping\* Council: \$346pq | Water: \$178.42pq | Strata: \$493.40pqDISCLAIMER: All information contained herein is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.