

26/518-522 Woodville Road, Guildford, NSW 2161



Unit For Sale

Tuesday, 12 December 2023

26/518-522 Woodville Road, Guildford, NSW 2161

Bedrooms: 2

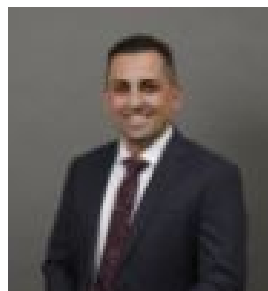
Bathrooms: 2

Parkings: 1

Type: Unit



Zeth Grant
0416179782



Zoran Cvetkovski
0411304466

\$399,000

John B Grant Real Estate, Chester Hill is pleased to present 26/518-522 Woodville Road, Guildford to the marketplace. This well presented 2 bedroom unit is a great opportunity for the first home buyer or astute investor. Located on the second floor, this modern 2 bedroom unit offers: large lounge room with tiled floors opening onto a large sunny balcony, separate gas kitchen with stone benchtops, a separate dining area or storage space, split system air conditioning, a full bathroom, master bedroom with en suite and second balcony, mirrored built-in wardrobes in both bedrooms, internal laundry, security access system to building, single car space and storage cage. All within an easy stroll to Guildford station and Guildford shopping village and close to a variety of local schools. Zoned R4 High Density Residential. Built in 2013. Council Rates \$293.00 per quarter approximately. Water Rates \$155.60 per quarter approximately. Strata levies \$952.60 per quarter approximately. Currently leased at \$20,280 PA approximately. The lease expires on 31st December 2023. With an option for a rental increase to \$24,960.