

6/476-478 Guildford Road, Guildford, NSW 2161



Apartment For Sale

Thursday, 30 May 2024

6/476-478 Guildford Road, Guildford, NSW 2161

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 101 m2

Type: Apartment



Jeff Moses
0296814988



Matt Moses
0296814988

\$440,000 - \$470,000

Discover this modern 2 bedroom apartment in a well-maintained complex in the heart of Guildford! This apartment offers unparalleled convenience and comfort. Perfectly located close to Guildford Shopping Centre, train and bus services, and local schools, you'll have everything you need at your doorstep. Key Features: * 2 good-sized bedrooms with both feature mirrored built-in wardrobes, with the main bedroom also offering a ceiling fan for added comfort* Open plan living area with laminated flooring and a split-system air conditioner and gas outlet for heating, leading onto a generous-sized balcony perfect for relaxation and entertaining* Modern Caesarstone kitchen with stainless steel appliances including gas cooktop and underbench oven, ideal for the home chef* Fully-tiled bathroom including a separate bath and shower facility for ultimate convenience and style* Quality built study nook includes ample storage space, perfect for working from home* Separate internal laundry offering plenty of storage space, making laundry day a breeze* Remote control lock up garage ensures your vehicle is secure with the added convenience of remote access* Intercom system providing an extra layer of security and ease of access for visitors* Currently tenanted for \$500PW, with the lease expiring in July 2024 Outgoings per quarter: Strata: \$743.95 Council: \$346.00 Water: \$178.42 This apartment is designed for modern living with its thoughtful layout and premium finishes. Don't miss out on this opportunity to secure a fantastic home in a prime location. DISCLAIMER: The information above has been gathered by reliable sources. However we cannot guarantee or give any warranty about the information provided. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties must make and rely upon their own enquiries.