

14/436 GUILDFORD ROAD, Guildford, NSW 2161



Unit For Sale

Sunday, 23 June 2024

14/436 GUILDFORD ROAD, Guildford, NSW 2161

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 95 m2

Type: Unit



PETER VASILIOU

\$469,950 VERY RARE 3 BEDROOM UNIT

VERY RARE 3 BEDROOM UNIT IN THE HEART OF GUILDFORD, DON'T BE THE ONE TO MISS OUT • Current tenant been occupying for over 15 years and happy to stay on if investor buy buys it • 3 Bedrooms, very rare • Top Floor , Top Unit • Floor tiles to living areas • Laminate floating floors to bedrooms • Built ins • Balcony with tree views & street front • Under cover car space • External laundry • Large Kitchen with new cook top • Neat & tidy bathroom • LED down lights to living area & kitchen • Walk to all amenities • Don't be the one to miss out • Current tenant paying \$460 per week, over 15 year tenancy & happy to stay on for investors • Potential rent market rent \$550 per week • Strata Levies: \$850 per q approx • Council rates: \$346 per q approx • Water rates: \$178 per q approx. • Further Details One Agency Peter Vasiliou Ph: 0402 96 11 22 Email: peterv@oneagency.com.au • Please note that the information above is gathered by reliable sources. However, we cannot guarantee its accuracy or give any warranty about the information provided and all interested parties should rely on their own enquiries.