

# 16/438 Guildford Road, Guildford, NSW 2161



## Unit For Sale

Wednesday, 10 July 2024

16/438 Guildford Road, Guildford, NSW 2161

**Bedrooms: 2**

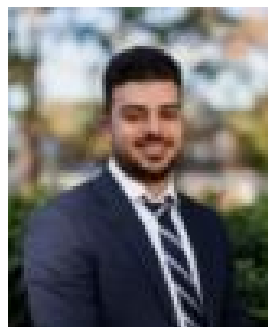
**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Chris Kaltoum  
0297211611



Jason Barrak  
0451653667

## **\$420,000 - Low Strata Fees**

Perfect for the first home buyer or investor, this unit is situated on the 1st floor of a well-established full brick security complex. Positioned in an exceptional location within 300 metres from Guildford shopping Centre, Schools & Train Station. A fantastic addition to an investment portfolio, with a Market rental return of \$520.00 Per Week. Highlights Include: • Two large bedrooms • Spacious living area • Updated bathroom • Internal Laundry • Covered Balcony • Undercover Car space • Double Brick Construction • Lot Size: 86sqm • Year Built: 1975 Outgoings: Council Rates- \$346.00 Per Quarter Water Rates- \$160.00 Per Quarter Strata Rates- \$554.00 Per Quarter