

Unit 5/339 Woodville Rd, Guildford, NSW 2161



Apartment For Sale

Monday, 22 April 2024

Unit 5/339 Woodville Rd, Guildford, NSW 2161

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 156 m2

Type: Apartment



Rabie Chehade

0409006900

\$520,000 - \$550,000

Nestled on the second floor of a serene corner at Woodville Road and Wynyard Street, this spacious apartment in Guildford offers the perfect blend of size, location, and comfort. Featuring breathtaking views and abundant natural light streaming through every corner, this apartment is a rare gem. With a generous total area of 156m², this apartment boasts a functional open plan layout, ensuring ample space for comfortable living. Main Features: Master Bedroom with built in robe, en-suite and two balconies 2 bedrooms boasting built-in wardrobes Open plan living & dining area flowing seamlessly to the balcony Modern Polyethylene gas cooking kitchen with stainless steel appliances Two bathrooms, including a main bathroom with separate bathtub and shower Total area of 156m² Internal Laundry Tiled Throughout with floating timber floorboards inside the bedrooms Tandem double car space accommodating two large vehicles (29m²) Secured Storage space (5m²) Currently leased to an A1 tenant, offering potential for investors Ideal for first-time buyers, young families, or downsizers Convenience is at your doorstep with easy access to Merrylands and Parramatta CBDs, Stockland and Westfield shopping centers, as well as the M4/M5 corridors. Local amenities including Aldi and Woolworths are just a short drive away, while recreational spots like Merrylands/Granville Park are within minutes' walking distance. Strata approx. \$766 per quarter Council Rates approx. \$346 per quarter Water Rates approx. \$183 per quarter For further information or to arrange a viewing, please contact Listing Agent Rabie Chehade on 0409 006 900 or 9645 3352 Inspection is highly recommended Property Code: 479