

1/49-51 Calliope St, Guildford, NSW 2161

Under Offer - CONTACT AGENT

Unit 2  2  1 



Ground Floor Convenience in Prime Guildford Location

Century 21 Vasco Group proudly presents this well-maintained and conveniently positioned 2-bedroom apartment, ideally located in the heart of Guildford.

Set on the ground floor of a secure complex, this home offers low-maintenance living with an ultra-convenient lifestyle, all within walking distance to Guildford Train Station, local shops, cafés, schools and parks.

Features:

- * 2 well-sized bedrooms, both fitted with built-in wardrobes
- * Master bedroom complete with private ensuite and balcony
- * Neat and functional kitchen equipped with gas cooking
- * Open plan living and dining flowing through to oversized street facing balcony
- * Well maintained main bathroom
- * Ground floor position for easy access
- * Secure lock-up garage
- * Internal laundry for added convenience

Internal area: 92m² approx. Total area: 112m² approx.

Council rates: \$393 approx. per quarter

Water rates: \$209.63 approx. per quarter

Perfect for first home buyers, downsizers or savvy investors seeking a prime Guildford address with everyday convenience at your doorstep.

DISCLAIMER

We have in preparing this information used our best endeavours to ensure that the information contained therein is true and accurate however, accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective buyers should make their own enquiries to verify the information contained herein.

Listed By

Binh Huynh

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Open for Inspection

By Appointment.