

4/49-51 Calliope St, Guildford, NSW 2161

Sold - \$445,000

Unit 2  2  1 



Sold by Chris Kaltoum - 0432 068 804

Discover the perfect blend of privacy and convenience with this charming 2 bedroom unit nestled in the heart of Guildford.

Open for Inspection

By Appointment.

Situated within proximity to Guildford train station, schools and shops, with St Patrick's Primary School being only steps away.

Whether you're a first-time buyer, investor, or looking to downsize, this property offers an ideal opportunity!

Current Market Rent: \$520.00 - \$540.00 Per Week.

Highlights Include:

- 2 oversized bedrooms, 2 bathrooms, 2 balconies
- Combined living and dining flowing to the balcony
- Spacious kitchen with tile splash back and rangehood
- Master bedroom with built-in wardrobe, en-suite and balcony
- Main Bathroom with separate shower and bathtub
- Large internal laundry
- Security intercom
- Lock Up Garage

Outgoings:

- Strata Levies: \$1065.06 Per Quarter
- Water Rates: \$179.14 Per Quarter
- Council rates: \$346.00 Per Quarter

Listed By

Chris Kaltoum

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Jason Barrak

