

5/334-336 Railway Tce, Guildford, NSW 2161

Sold - \$480,000

Unit 2  1  1 



Sold by Chris Kaltoum & Somar Eichoue

Built in 2001, this conveniently located 2-bedroom apartment is perfectly positioned within steps of local transport and shops, offering a seamless blend of style, comfort, and everyday convenience. With an abundance of natural light streaming through the interiors, this unit presents the ideal opportunity for first-home buyers, downsizers, or astute investors.

Open for Inspection

By Appointment.

Key Features:

- Spacious Interiors: Two bedrooms, Master with built-in wardrobe and Balcony access
- Kitchen: Ample Benchtop Space, stainless steel appliances, gas cooking.
- Split-system air-conditioning for year-round comfort.
- Private Wrapped Around Balcony: Entertain guests on your spacious balcony.
- Secure Lifestyle: Basement parking with security entry

Investors Note:

- Current Market Rent : Approx \$580.00 Per Week

Outgoings:

- Strata Levies: Approx \$1030.00 Per Quarter
- Council Rates: Approx \$393.00 Per Quarter
- Water Rates: Approx \$208.00 Per Quarter

Location Highlights:

- Just 80M to Guildford Train Station
- Within 200m to Guildford Shops, cafes & everyday amenities
- Guildford Public School located (Primary) 229m
- St Patrick's Primary School (Private) located 620m
- Granville South Creative and Performing Arts High School (Secondary) 1.3KM
- Easy access to local parks, childcare centers, and main arterial roads.

Listed By

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