



Recently Renovated Ground Floor Unit

\$435,000

There is absolutely nothing to spend. This is a great opportunity to purchase this recently renovated ground floor unit, ideal for the first home buyer or investor. Situated in a sought after complex featuring two good size bedrooms with built-ins, main with ensuite, generous living area with large terrace great for entertainment, modern kitchen with gas appliances and internal laundry. Located within a short walk to Guildford station, shops and schools.

- Large 25m2 lock up garage in secure basement
- Split system air conditioning
- Large terrace ideal for entertaining
- Secure entry to complex
- Total area 157 m2
- New carpet and freshly painted
- Potential rental return \$430.00 – \$450.00

Outgoings:

Strata levies: \$442.00 per quarter approx.

Water rates: \$178.00 per quarter approx.

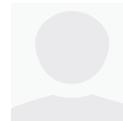
Council rates: \$280.00 per quarter approx.

Looking for finance approval? We can help you.



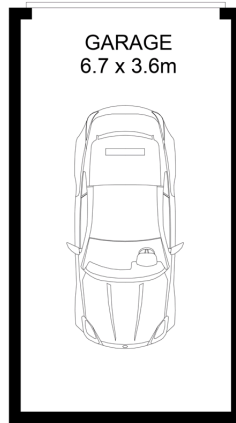
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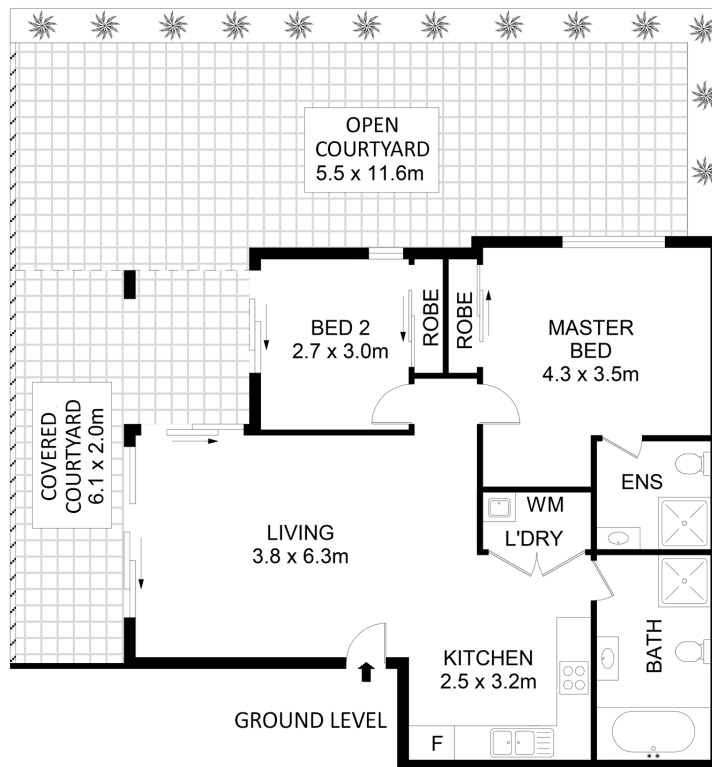


Laing + Simmons
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BASEMENT LEVEL



DISCLAIMER
DIMENSIONS ARE APPROXIMATE AND SHOULD ONLY BE USED AS A GUIDE
THEY ARE NOT TO SCALE AND NO LIABILITY WILL BE ACCEPTED

