



## SPACIOUS GROUND FLOOR UNIT

Conveniently positioned on the ground floor is this very well presented 2 bedroom plus separate study room apartment.

Features of the property include:

- 2 generous sized bedrooms, plus study
- Eat-in kitchen with an abundance of pantry space
- Renovated bathroom with separate shower & Bath tub
- Welcoming entry leading to lounge room
- Ample natural sunlight
- Internal laundry
- High ceilings
- Undercover off street parking
- Council: \$308pq | Water: \$153.54pq | Strata: \$911.36pq
- Investors Note: Currently rented at \$300 per week

A Perfect first home buyer or investor opportunity, the apartment is a short 5 minute walk to Guildford train station and located directly opposite St Patrick's primary school & Guildford public school.

**DISCLAIMER:** All information contained herein is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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**Price** SOLD for \$355,000  
**Property Type** Residential  
**Property ID** 250

### AGENT DETAILS

Tim Mutton - 0417 015 800

### OFFICE DETAILS

Panania  
 0297720277

**tim mutton**  
 estate agents

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