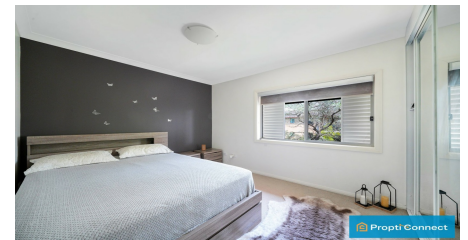
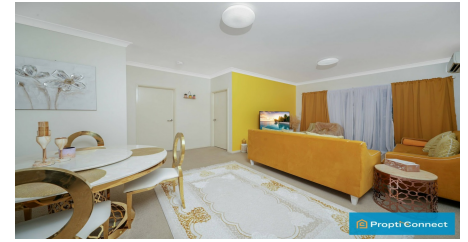


205/43 CROSS STREET,
GUILDFORD



FOR SALE

WELL MAINTAINED APARTMENT WITH 3RD ATTIC ROOM (14M2) – INVEST OR LIVE.

This well-maintained complex offers with a variety of desirable features such as: Extra Attic room, good size balcony and modern kitchen with stainless-steel appliances. The unit boasts a spacious layout, with all bedrooms featuring ceiling height built-in storage. The Attic area is a bonus for those looking for extra space for a study or additional storage. The complex is only approx. 6.5 years and offers a comfortable and convenient living experience. Overall, this unit appears to be a great opportunity for anyone looking for a modern, low-maintenance, and convenient living space.

Features include:

- o Two bedrooms both with full height built in robes with shelving and drawers. Ensuite to the master bedroom.
- o Open plan dining and lounge area that opens onto the balcony.
- o Modern kitchen with stone benchtop and tile splash back.
- o Modern stainless-steel appliances and stone bench top adds a touch of elegance to the space.
- o 600mm modern stainless-steel gas cook top.
- o Extra Attic room approx. 14 M2 which can be used for retreat/study/storage.
- o Split system Air conditioning.
- o Internal laundry.
- o 1x Secure Car Space.
- o large size balcony with great surrounding views.
- o Secure undercover parking.
- o Plenty of free street parking.

Strata - \$750/pq (Approx.), Water rate - \$150/pq(Approx.), Council – \$310/pq(Approx.)

Current rental - \$435/pw, Possible rental return approx. - \$480 - \$500/pw.

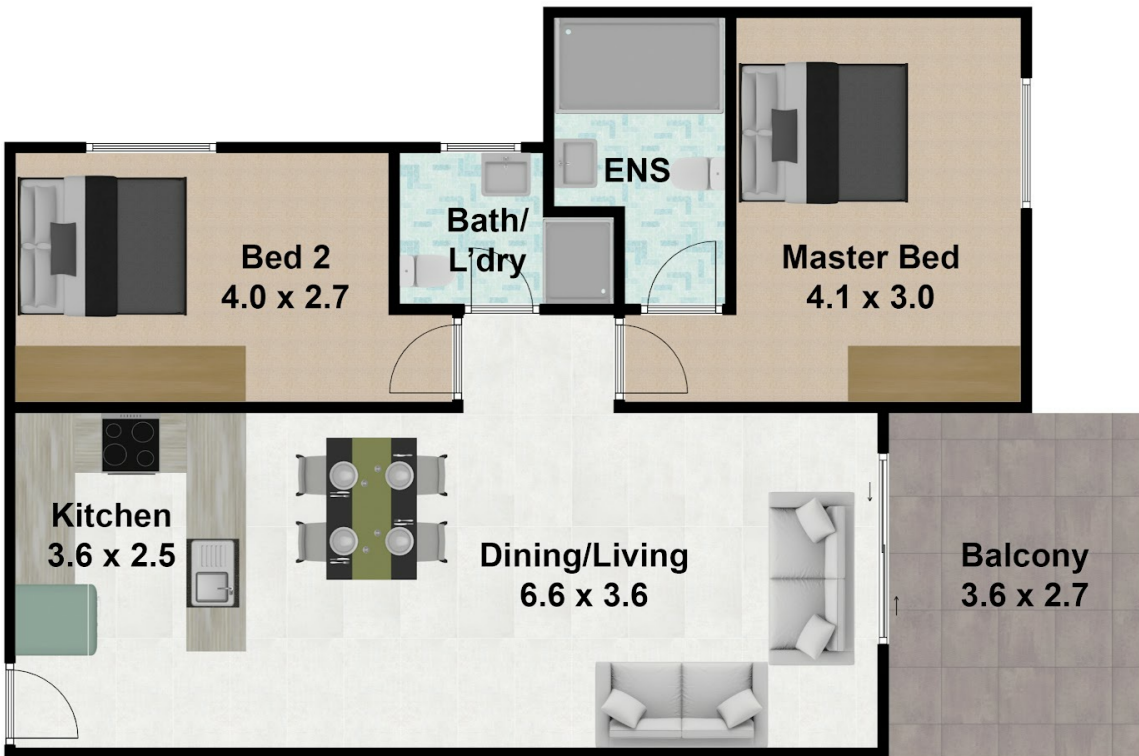
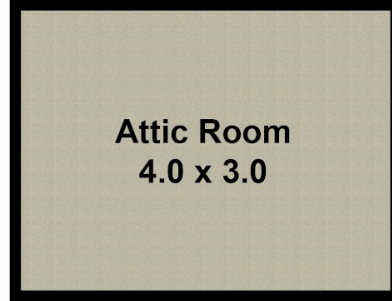
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PRICE:
\$480,000 - \$520,000



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205/43 Cross Street, Guildford NSW 2161

DISCLAIMER: THIS IS FOR ILLUSTRATIVE PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND IT DOES NOT CONSTITUTE PART OF ANY LEGAL DOCUMENT. All dimensions are approximate. Actual dimensions may vary. Floor plan prepared by uploadit.com.au 0401957996

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.