

7A-85 Mullin Drive, Guelph, ON N1E 0R4

\$595,000 • Townhouse • Stacked • 2 bedrooms • 2 bathrooms

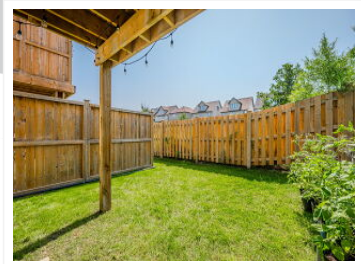
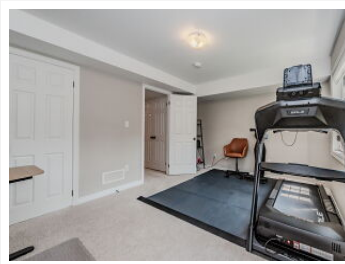
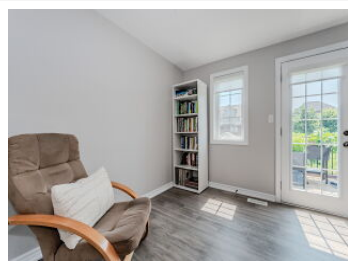
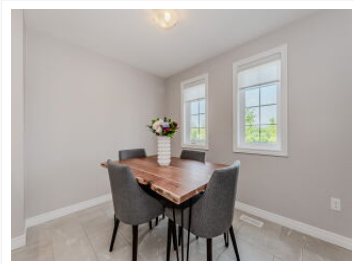
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View virtual tour at:
<https://liveat85.com/>



Finally, the tides are turning - homeownership is back in the conversation, and the timing couldn't be better for this home to hit the market! Complete with 1 parking space - Unit 7A presents itself confidently to the market and invites comparison, because with this unit, there is none! Here are the Top 5 ways this home stands out as the perfect choice to step on to the property ladder. 1. QUIET LIVING IN A BUSTLING CITY - Not only is Guelph situated on the 401 corridor for commuters with all the amenities of a big city, you don't have to live fast! You can slow down at Guelph Lake, or take in the many parks and trails that surround this area. 2. END UNIT WALK OUT - This home has a prime location with both a deck from the main level and patio from the lower level, why pay more for the middle? 3. SOUNDPROOFING - Listen up, this unit is significantly upgraded with professionally installed soundproofing making it the quietest choice you can make living side-by-side. We aren't talking just some extra insulation,



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