



SOLD By Garry Cooper

\$815,000

Proud to be appointed exclusive listing agent for this gem nestled at the top of an ultra-quiet yet centrally located cul-de-sac, this easy to maintain family home offers more than meets the eye.

Many features including:

- + 4 Bedrooms with ceiling fan and ensuite to the master bed and built in robes to 3 rooms
- + 4th bedroom or large separate study with external access to the yard
- + Large formal lounge at the front of the home with ceiling fan and beautiful ornate cornices
- + Separate dining room with timber flooring
- + Large modern timber kitchen with dishwasher with easy access to both formal and informal living areas
- + Great tiled family and meals area off the kitchen opening onto entertaining area
- + Modern bathrooms main with spa bath & tiled to the ceiling with a seperate toilet
- + Double lock up garage with automatic door
- + Beautiful covered pergola overlooking the yard with established gardens with room for a pool (STCA)
- + Fully ducted air conditioning throughout
- + Secure kid and pet friendly backyard
- + 6 Solar panels to help with energy costs
- + Water tank
- + Situated within the Kings Langley primary school catchment
- + Surrounded by mature gardens and shrubs

Land Size: 701sqm (approx)

Council Rates: \$375.00 p/qtr (approx)

Water Rates: \$171.96 p/qtr (approx)

Expected Rental Return: \$550 – \$590 p/week (approx)

Aspect: North



Garry Cooper
Sales Executive

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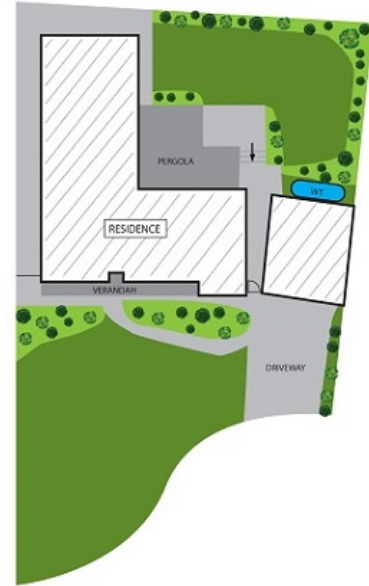
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Amenities

- 2 Garage

We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.



SITE PLAN (NOT TO SCALE)

7 Conway Place Kings Langley



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

