



Welcome Home Under contract

Under Contract

- + 4 Bedrooms with ensuite to the main and built in robes in two.
- + Modern galley style kitchen and meals area with slow combustion fire for the coming winter.
- + Internal Access form the garage through the study/4th bedroom.
- + Polished floors to the living areas.
- + Large covered entertainers deck overlooking backyard and garden.
- + Split system air conditioning to the main bedroom as well as lounge and dining area.
- + Loads of natural light adorn the home with an expansive bay window to the front.
- + Formal lounge and dining area with split system air conditioning and ceiling fan.
- + All set on a block large block of approx 753m2 with manicured lawns and garden.
- + Minutes to Norwest business park,Seven Hills Rd public school,bus stop and major motorways.
- + Large oversized 1.5 wide garage with automatic garage door.
- + 9 solar panels to help with energy costs.
- + Surrounded by other quality homes in the Eastern end Of Kings Langley

Land Size: 753sqm (approx)

Council Rates: \$380 p/qtr (approx)

Water Rates: \$172.04 p/qtr (approx)

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

Aspect: North

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.



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Amenities

- 2 Garage
- Open Fire Place
- large driveway for extra parking
- oversized 1.5 Garage wide



40 Collett Crescent, Kings Langley

Please note:
Floorplan measurements are a guide only.
All dimensions are approximate in their distance and volume.

Shop 1 Kings Langley
Shopping Centre, Kings Langley
NSW 2147



Front

-  4
-  2
-  2



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