



The Perfect Package Sold by Garry Cooper

\$870,000

Situated in the top end of town is this beautifully presented family home featuring:

- + 4 bedrooms with built in robes and ensuite to the main
- + 8 Ft ceilings throughout
- + Laundry on the lower level with a third toilet.
- + All bedrooms have built in robes
- + Split system air conditioning to the main as well as a gas point to the lounge dining room.
- + Highly sought after location and an easy stroll to Seven Hills Rd Public school
- + Modern kitchen with stainless steel appliances and gas cooktop
- + Sun room overlooking North facing backyard
- + Large garage to fit 3 cars (tandem one side) with panel lift auto doors
- + Fantastic lawns and gardens for the kids or pets to roam
- + Exuding loads of street appeal with on trend rendering
- + 5000 ltr underground water tank
- + Side access to the backyard
- + Large covered entertaining area to accommodate the whole family
- + Be sure to put this home on your list

Land Size: 702 sqm (approx)
 Council Rates: \$388p/qtr (approx)
 Water Rates: \$172.04 p/qtr (approx)
 Expected Rental Return: \$570 – \$600p/week (approx)
 Aspect: South

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



58 Anderson Road Kings Langley



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

