



## KELLYVILLE

3  2  2 

Immaculate modern townhouse with a large fully landscaped north facing rear for outside entertaining with friends. The property shares only one common wall giving the feel of a duplex type configuration. Featuring three bedrooms all with built-in wardrobes and two bathrooms including ensuite to the master bedroom. Open plan design with a bright & airy feel to the combined lounge and dining area. The internal fixtures and fittings have been updated including carpet and painting. Offering two split air-conditioning systems, good storage space, additional separate toilet and double lock-up garage with internal access. Ideal opportunity for first home buyers to get into the property market-call to inspect today!  
SOLD 13th May, 2011

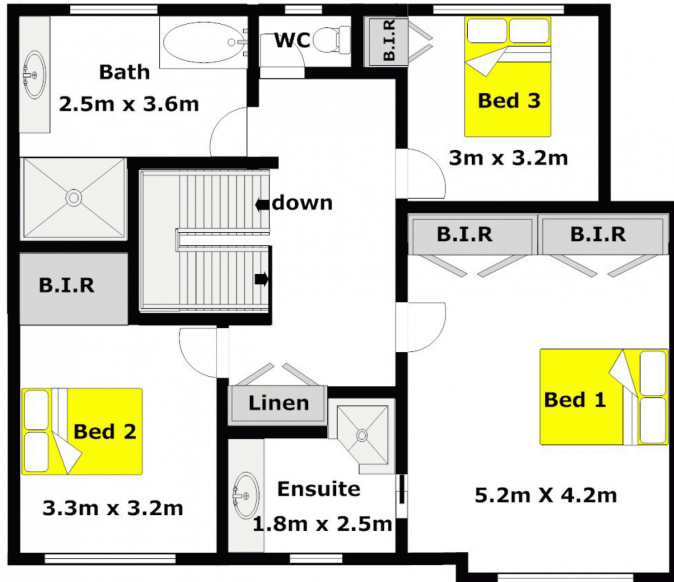
**Type** : Townhouse

**View** : <https://www.gilmour.com.au/sale/nsw/hills/kellyville/residential/townhouse/5619996>

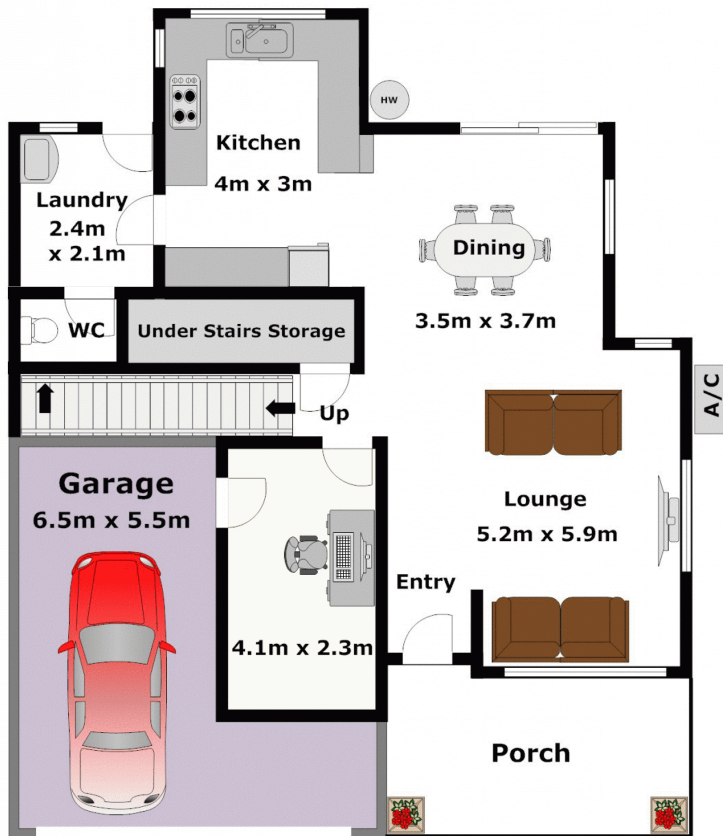


**Gilmour Property Agents**  
**02 9899 3311**

## Upper Level



## Lower Level



APPROXIMATE UPPER LEVEL FLOOR AREA: 81m<sup>2</sup> (9sq)  
 APPROXIMATE LOWER LEVEL FLOOR AREA: 71m<sup>2</sup> (8sq)  
 APPROXIMATE GARAGE FLOOR AREA: 36m<sup>2</sup> (4sq)

**APPROXIMATE INTERNAL FLOOR AREA: 188m<sup>2</sup> (21sq)**

DISCLAIMER:

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for any error, omission, or misstatement. This floor plan is intended as a guide only, for representation purposes only, and should be used as such by any prospective purchaser. No guarantee or warranties can be given, and any person using this information should rely on their own enquires.

