

Duplex 2



**KELLYVILLE**

8  4  4 

Attention investors or those with extended family needs! Here is dual family living with a rare offering of TWO separate duplexes under ONE title on a total land area of 1322sqm. Both residences feature four bedrooms and two bathrooms including ensuite in master bedroom. With open plan formal lounge & dining and meals/family room adjoining the kitchen. Covered entertaining area with large grassed yard and double lock-up garage. Current combined rental income of \$850.00 per week. Close to all amenities including shops, sports field, transport and schools.

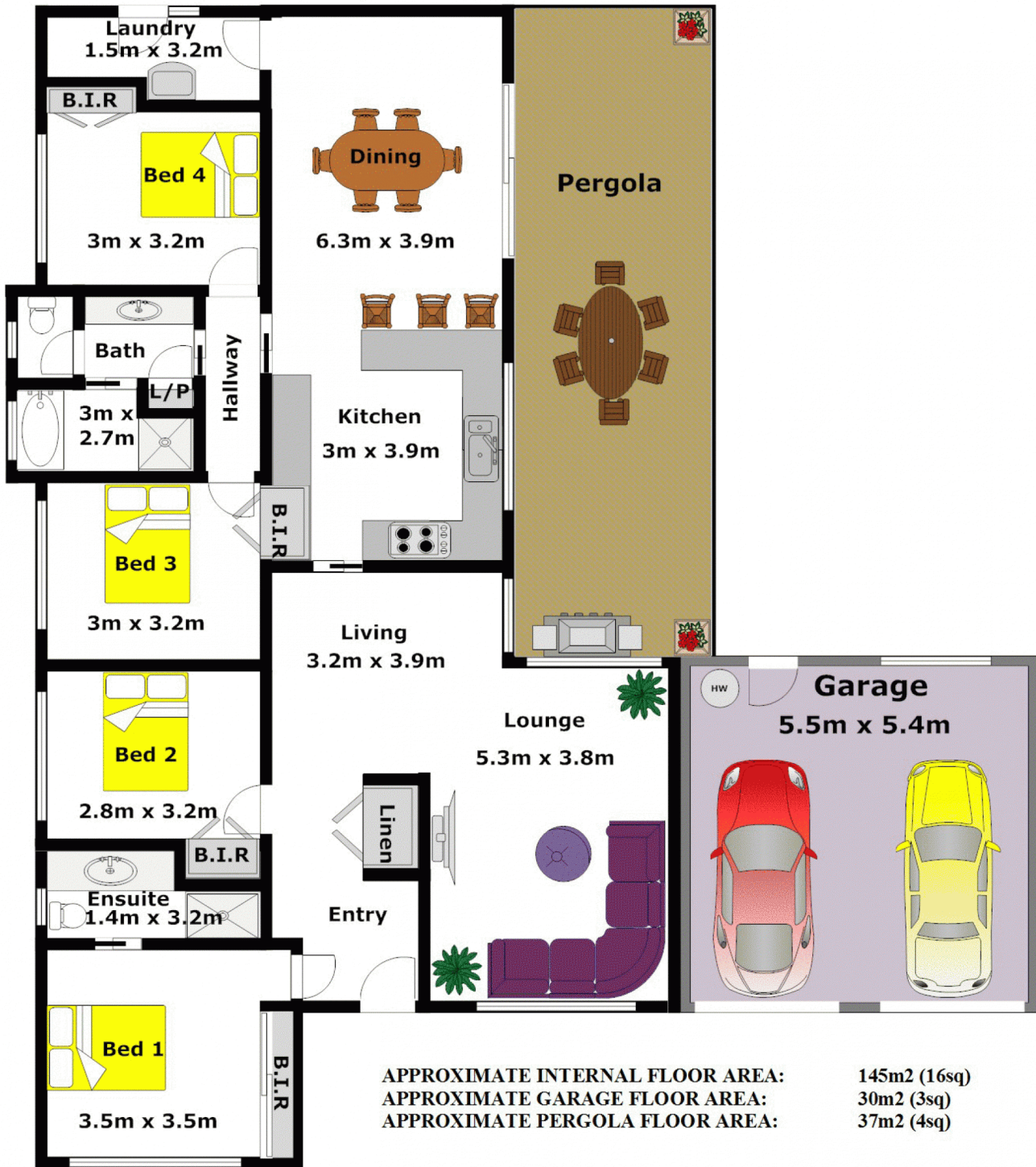
SOLD 16th May, 2011

**Type** : Semi Detached  
**Land Size** : 1322 sqm  
**View** : <https://www.gilmour.com.au/sale/nsw/hills/kellyville/residential/semi-detached/5619998>



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

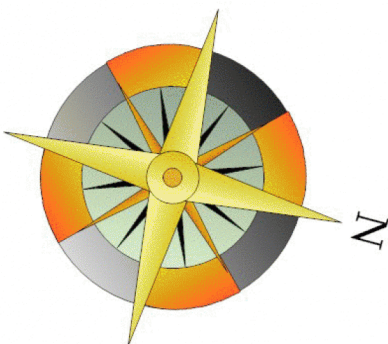
**Garden  
Shed**

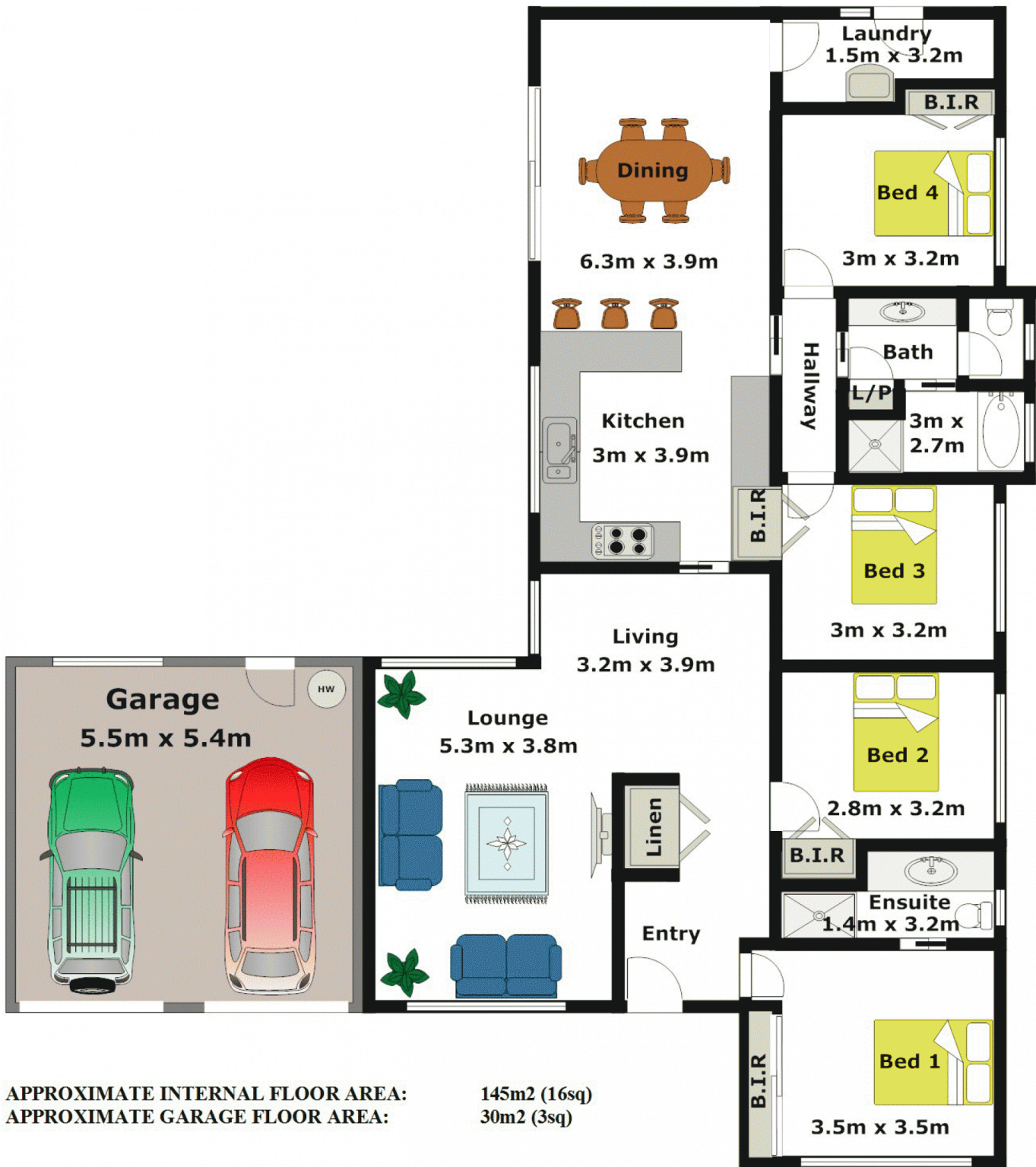


**APPROXIMATE TOTAL INTERNAL FLOOR AREA: 175m<sup>2</sup> (19sq)**

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.





**APPROXIMATE INTERNAL FLOOR AREA:** 145m<sup>2</sup> (16sq)  
**APPROXIMATE GARAGE FLOOR AREA:** 30m<sup>2</sup> (3sq)

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