



## FOR SALE

### OWN STREET FRONTAGE, 3BEDS, 3BATH, 3TOILET, 2CAR, NO BODY CORPORATE!

This craftsman builder is offering brand new 4-bedroom townhouse homes. Boasting 2 master bedrooms 1 upstairs & 1 downstairs with full en-suite bathrooms.

Comprising: 4 bedroom, 3-bathrooms, 4 toilets, double storey with own street frontage, lock up garage plus car space in front. Approx. 18.5 to 20Sq with 2 Master bedrooms with full en-suite upstairs & downstairs, large open plan living zone. Featuring; kitchen meals with large open plan lounge / family area, separate sitting room / TV room upstairs, stone bench tops, stainless steel appliances, separate European laundry, separate powered room all with easy access to the decked and courtyard gardens.

Located only minutes from several shopping complexes, public transport, schools sporting grounds the East Link and other amenities. These fantastic properties will appeal to first home buyers, empty nesters, investors or those simply wanting low maintenance living. Stamp duty savings and homeowners' grants apply subject to conditions.

The properties are being built to a 6 Star Energy rating with quality fixtures & fittings throughout, high ceilings, square set cornices, engineered timber floors to living areas, tiles to wet areas & carpet to bedrooms, heating and cooling, fully landscape gardens and more. Contact the listing agents for full details.

Thinking of selling now or in the future? For a free market appraisal Call Lou 0417-166-668 / Leeanne 0404-261 469 or email [lou@atrealty.com.au](mailto:lou@atrealty.com.au)  
Inspection times and property availability are subject to change without notice. Photo identification required at inspections. Disclaimer. All information contained herein is gathered from sources we believe to be reliable. We cannot however guarantee its accuracy and interested parties should make and rely on their own enquiries.

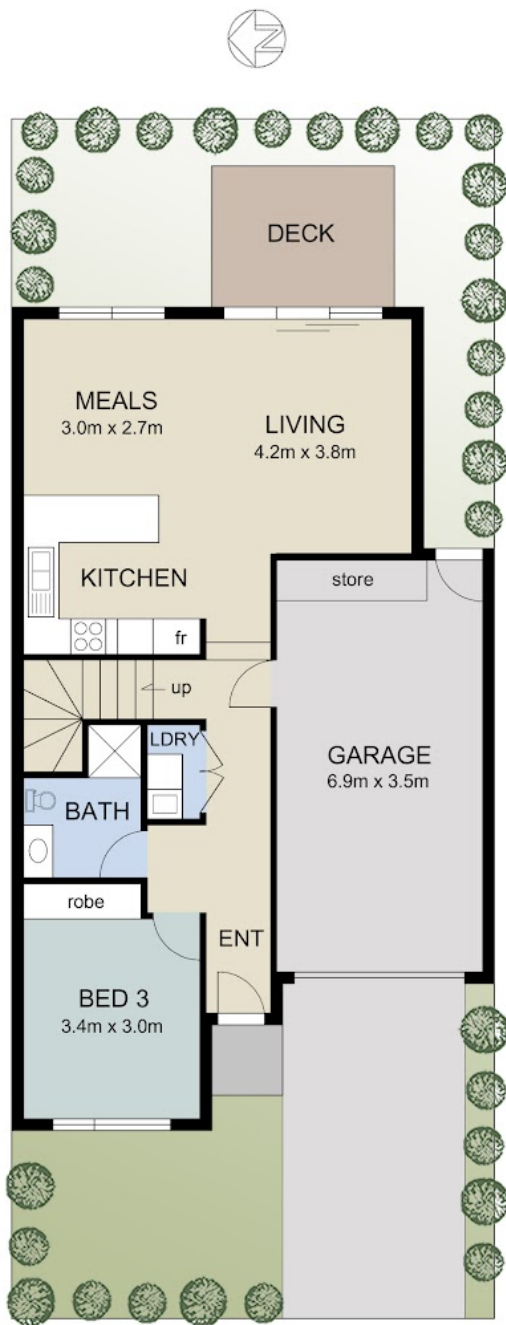
4 BED | 3 BATH | 1 CAR

PRICE:  
\$649,950

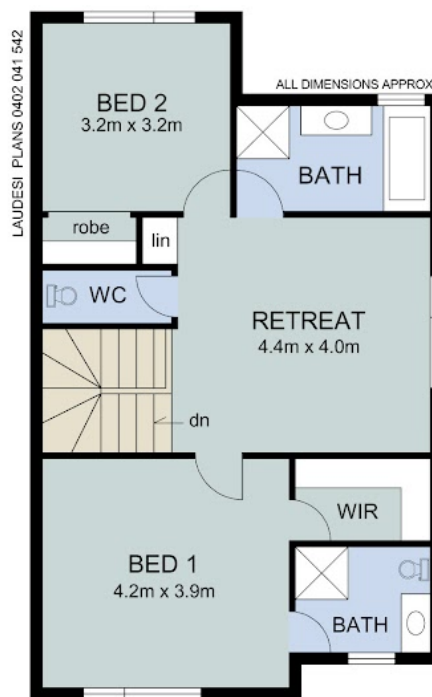
OPEN FOR INSPECTION:  
N/A



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AREA	sqm	squares
Ground Floor	71	7.6
Upper Floor	69	7.4
Garage	26	2.8
Total	166	17.8
Secluded POS	30	3.2
Front yard POS	15	1.6



FIRST FLOOR

## 2/42 MARGARET STREET, KILSYTH

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.