



## FOR SALE

### MODERN AND FREESTANDING

Perfect for downsizers, first home buyers or business executives, this freestanding split level villa presents the low maintenance lifestyle opportunity that you have been waiting

#### BENEFITS:

- Three bedrooms with built-ins, master with ensuite bathroom
- Generous kitchen with stainless steel gas appliances
- Open plan living and dining area which opens onto the north facing entertaining deck and overlooks the private landscaped courtyard
- Modern main bathroom
- Double LUG and separate laundry

Other features include: fresh paint; new blinds; rainwater tank and air conditioning

Set in a boutique pet-friendly complex of only four and ideally situated within close proximity to Figtree Grove Shopping Centre, local schools, sporting grounds and easy access to bus stop and M1 motorway - this should provide you with extreme confidence that you will be securing an outstanding piece of real estate, not only for now but for years to come

Strata Rates - \$ pq (approx)  
Council Rates - \$ pq (approx)  
Water Rates - \$ pq (approx)  
Rental Estimate - \$480pw - \$500pw

3 BED | 2 BATH | 2 CAR

#### PRICE:

\$610,000 - \$640,000

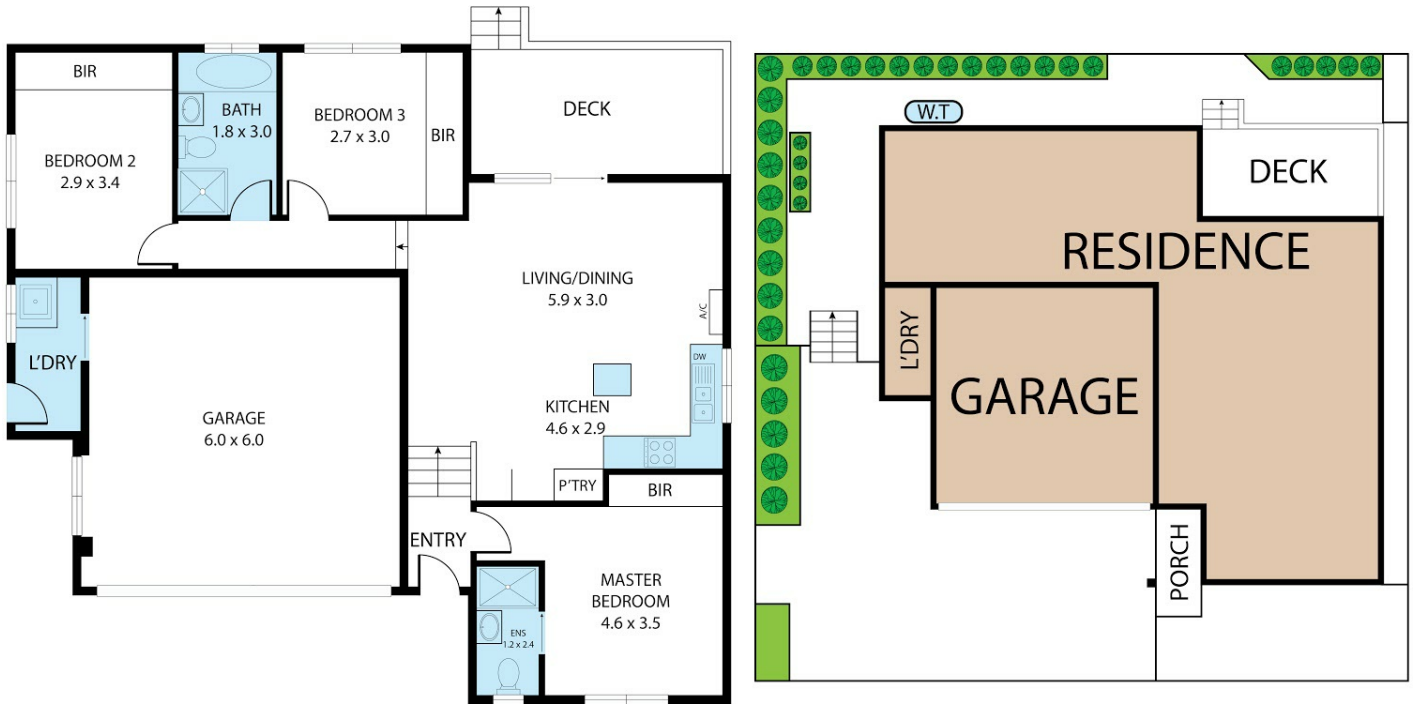
#### OPEN FOR INSPECTION:

N/A



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4/13 Sorensen Drive, Figtree NSW, Australia, 2525  
TOTAL APPROX. FLOOR AREA 124 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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.