

# FOR SALE

## BEAUTIFULLY PRESENTED FREE-STANDING VILLA

This fantastic free-standing villa is a must to inspect and is sure to impress by quite nature of complex and greenery.

Complimenting full of extras, including Solar panels, this property offers 3 good-sized bedrooms, with built-in wardrobes to the main; a delightfully renovated near new bathroom and quality fixtures; and an internal laundry for added convenience. Near new kitchen is sure to delight, with loads of cupboard space; stainless steel appliances and plenty of bench space to prepare meals.

All this overlooks a low maintenance yard and Reserve.

Featuring:

- \* Three good sized bedrooms with floorboard and built in wardrobes in main.
- \* Tiled lounge and dining room.
- \* Near new Kitchen with gas cooking and offering plenty of bench and cupboard space.
- \* Neat and tidy bathroom with bathtub and separate toilet.
- \* Internal laundry.
- \* Patio overlooking backyard offering enough space for the kids to play or celebrate.
- \* Single lock up garage.
- \* Garden shed.
- \* A/C.

\*\* Strata Rates- \$619.40 per quarter/Approx., Council Rates â€“ \$1217 per annum/Approx.

Out Door/Play Ground

- \* Approx. 1300m to Ingleburn Eagles Soccer Club
- \* Approx. 160m to Macquarie Fields Skate Park

Transportation/ public transport

- \* Approx. 2700m to Macquarie Fields Station (Approx. 4 Min Drive)

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PRICE:  
\$660,000



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