# 19 ARMIDALE CIRCUIT, GREGORY HILLS, NSW, 2557









# SOLD

## MODERN 4-BEDROOM HOME. FIRST TIME ON MARKET!

Bond Property Group is proud to bring to market, for the first time, this charming 4 bedroom home within the sought after Gregory Hills estate. Located in a quiet street, with 4 good sized bedrooms, a large open plan living and dining area, modern and spacious kitchen and well maintained gardens, the property is ready to move into.

From the moment you enter the house you will feel at home, with immaculately kept spaces and garden. Each bedroom includes wardrobes, with the master including a large walk in robe and adjoining ensuite. The modern interior includes carpet and floorboards, downlights, a neutral colour scheme, and large windows with blinds and plantation shutters throughout.

The combined living and dining room opens up to the well maintained back yard, with an outdoor area ready for BBQ's and entertaining. The kitchen is open and spacious, with electric appliances and dishwasher.

The single garage and side shed offer plenty of storage. The garage has been insulated making it perfect for an indoor office or hobby space. A 6.6kwH, with 16 solar panels have recently been installed, making this perfect for a family.

Potential rental income of $680-$700 per week. Council Rates approx $470 per quarter. Water Rates approx $280 per quarter.

Features
- 4 bedrooms with robes and master with ensuite
- Ducted air conditioning, floorboards and carpet throughout
- Single insulated garage perfect for home office or hobby space
- 16 Solar panels(6.6kwh) Energy efficient for a large family, large rainwater tank, garden shed and well maintained gardens
- Quiet street, close to Gregory Hills Shopping Centre, public and private schools

Bond Property Group - @realty believes that all the information contained herein is true & correct to the best of our ability however we encourage all interested parties to carry out their own enquiries.

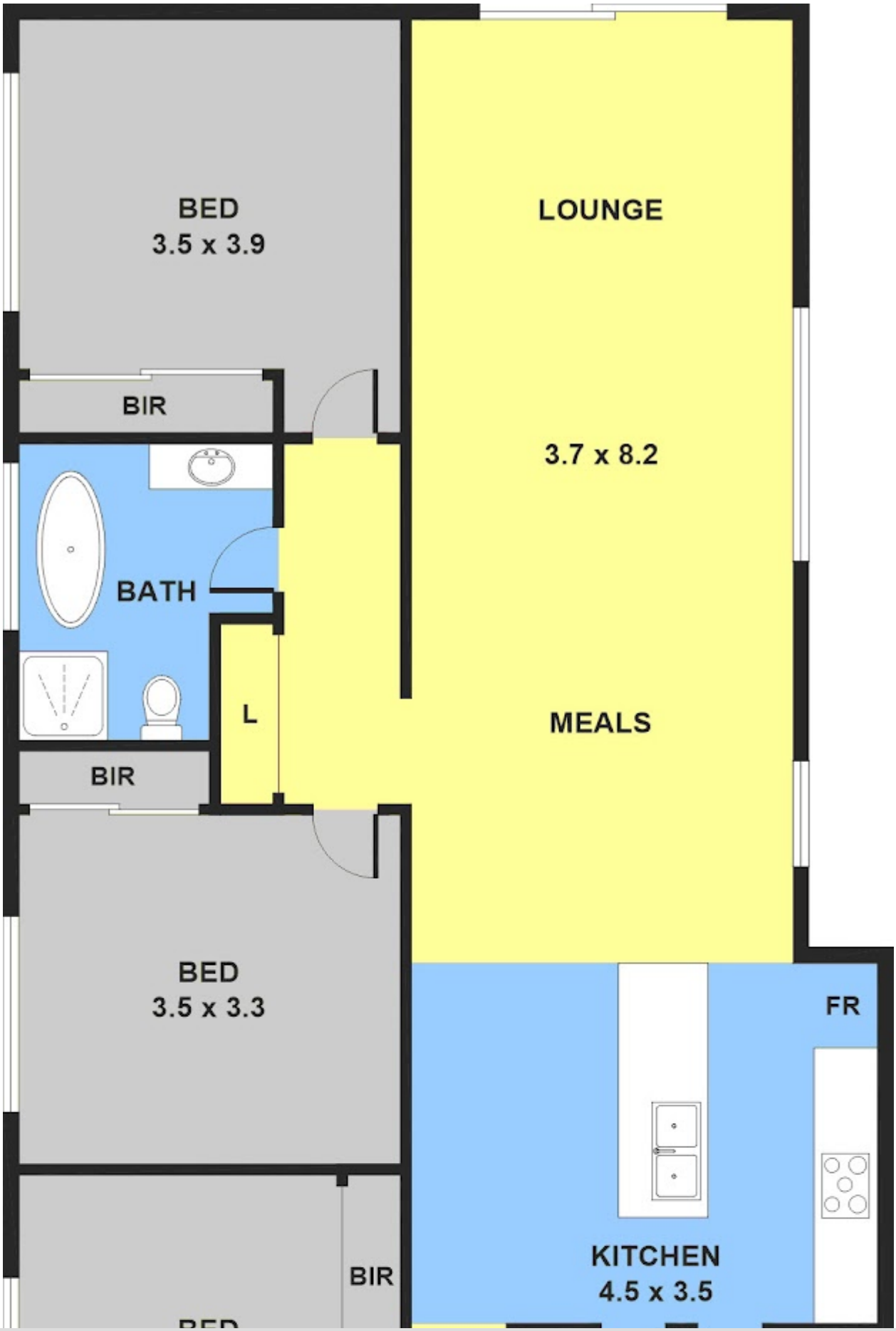
## 4 BED | 2 BATH | 1 CAR

PRICE:
$965,000

OPEN FOR INSPECTION:
N/A



**Jason Bond**
**0467319582**
jasonbond@atrealty.com.au
bondpropertygroup.org




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.

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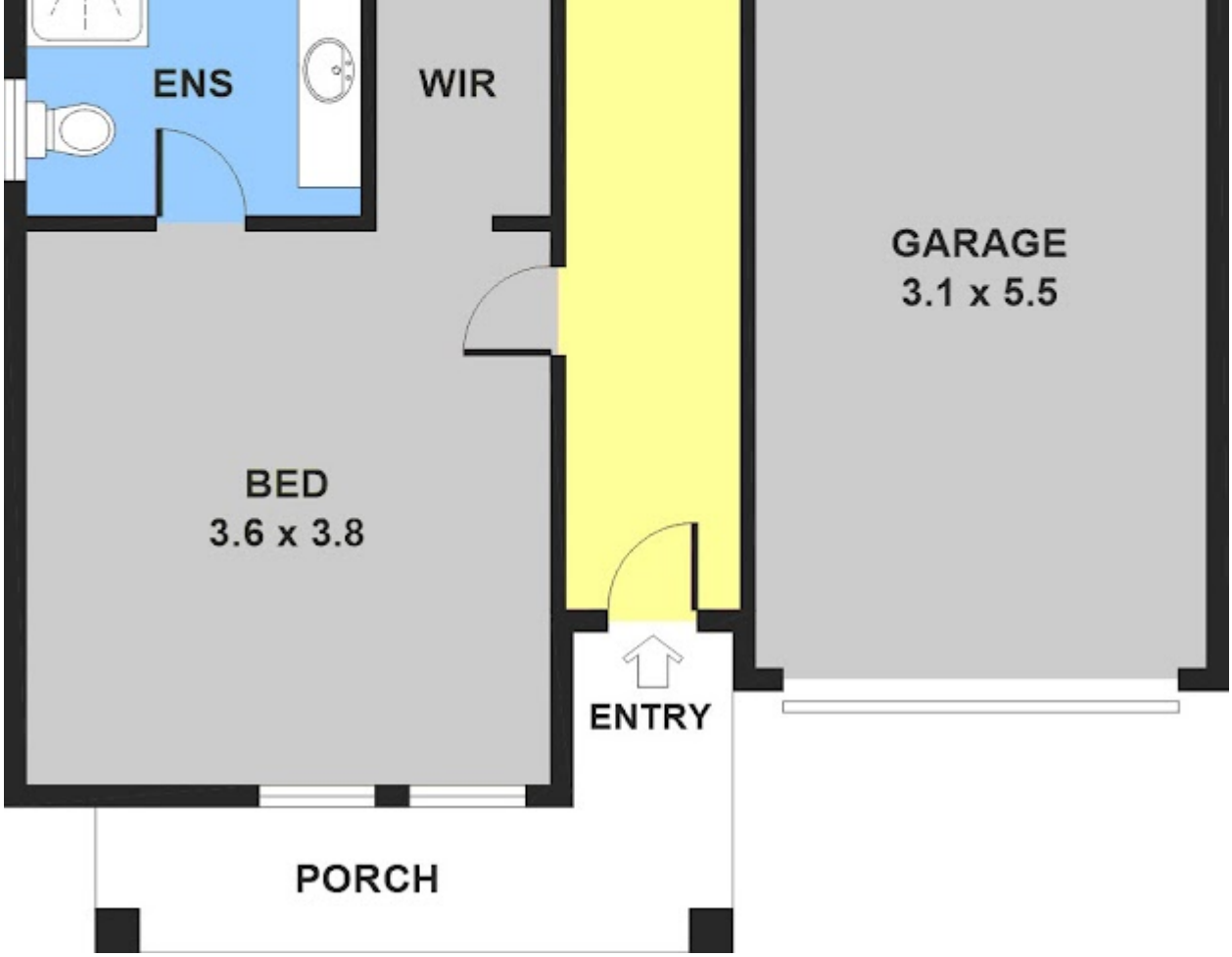
@realty


ENS
WIR
GARAGE
3.1 x 5.5
BED
3.6 x 3.8
ENTRY
PORCH