

4/17 KILBENNY STREET, KELLYVILLE RIDGE, NSW, 2155

**3 FOR FREE\***  
**SPECIAL RENTAL OFFER**

We will, we will rock your value.

**FOR RENT FREE letting fee for first time**

**FOR RENT FREE three months management for first tenancy**

**FOR RENT FREE advertising for first time**

\* Terms and Conditions apply, For a limited time only

Jeremy Yuen | 0412 406 039  
jeremy@atrealty.com.au

Experience, Dedication & Results

**3 FOR FREE\***

We will, we will rock your value.

**FOR SALE FROM 1% low rate**

**FOR SALE FREE internet advertising**

**FOR SALE FREE valuation**

\* Terms and Conditions apply, For a limited time only



## FOR LEASE

### LEASED ON FIRST OPENING ANOTHER ONE PLEASE 0412406039 JEREMY

This immaculate garden unit is one of the best positioned apartments with tranquillity and very functional with a spacious floorplan with plenty of room to entertain!

The generous living spaces with well separated lounge room and well positioned meals area.

A polished gourmet kitchen featuring stainless steel appliances and Caesar stone bench tops including a handy breakfast bar.

3 large bedrooms that all comes with built ins and are serviced by a well appointed ensuite in the master bedroom

The apartment also offers high ceilings throughout, split system air conditioning, and all gas appliances, 2 secure car spaces and 2 storage cages

It features security front building entry and rear gate courtyard access exclusive to this apartment.

This property offers a unique opportunity, with not 1 but 2 outdoor spaces. Starting with your front sunlit covered terrace perfect for alfresco dining and entertaining. Plus at the rear is the huge, fully tiled courtyard, bigger than most backyards and a great space to relax and unwind!

This convenient Kellyville Ridge locations offers easy access to quality schools such as Kellyville Ridge Primary and St John 23rd. Fantastic shopping at either The Ponds Shopping Centre, Stanhope Shopping Village and the Rouse Hill Town Centre and public transport including city T-Way buses and the Northwest Metro at Rouse Hill Station.

This rare opportunity wont last long and please call Jeremy on 0412406039

3 BED | 2 BATH | 2 CAR

PRICE:  
\$680 per week

OPEN FOR INSPECTION:  
N/A



**Jeremy Yuen**  
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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.