

**2/87 Jamison Road, Kingswood, NSW 2747**



**Townhouse For Sale**

Wednesday, 14 February 2024

2/87 Jamison Road, Kingswood, NSW 2747

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Ranjit Cheema  
0477992888



Daniel Palermo

**\$630,000 - \$680,000**

Welcome to this enchanting three-bedroom townhouse at 2/87 Jamison Road, Kingswood—a perfect blend of comfort and convenience for first-time buyers or astute investors. This beautifully constructed brick veneer home boasts an array of modern fixtures and finishes, complemented by a soothing neutral palette that awaits your personal touch. Features of the home include:

- 3 spacious bedrooms all with built-in robes, while the main bedroom indulges with an ensuite and walk-in robe for ultimate privacy and comfort.
- Upon entry, the eye is drawn to the spacious, open-plan living area, an ideal space for relaxation or entertaining.
- The contemporary kitchen is a chef's delight, featuring gas cooking, sleek Caesarstone benchtops, a dishwasher, and a stylish rangehood.
- Ducted air conditioning ensures a pleasant climate all year round.
- The chic main bathroom, complete with bathtub, provides the perfect spot to unwind.
- An internal laundry and a discrete water closet under the stairs add to the convenience factor.
- Outdoors, the low-maintenance backyard beckons for tranquil moments or a touch of gardening.
- Safety is paramount, with a security alarm system in place.
- A single lock-up garage with remote entry and additional drive-through access to a carport or covered entertaining area offers ample parking solutions.

Located mere moments from Nepean Hospital, shopping havens such as Westfields Penrith and Nepean Village, and an array of public transport options, this townhouse is not just a home, but a lifestyle waiting to be cherished.

Additional information: Rental potential of \$620 per week  
Strata levies - \$839 per quarter  
Council rates - \$448.40 per quarter  
Water rates - \$288.88 per quarter

Listed below is an approximate distance from the property to local amenities:

- 200m to Bus stop
- 950m to Nepean Hospital
- 1.6km to Kingswood train station
- 1.4km to Kingswood South Public School
- 1.5km to Western Sydney University
- 1.6km to Kingswood High School
- 3 km to TAFE NSW
- 3.2km to Caddens Corner shopping centre with Woolworths
- 3 km to Westfield Penrith
- 3 km to Panthers Leagues Club
- 3.3km to M4 motorway
- 16km to Western Sydney International Airport
- 53km to Sydney CBD