

**3/57 Great Western Highway, Kingswood, NSW
2747**

Professionals

Sold Unit

Saturday, 19 August 2023

3/57 Great Western Highway, Kingswood, NSW 2747

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 295 m²

Type: Unit

\$625,000

What a great opportunity this fantastic 3-bedroom FREESTANDING townhouse on a massive 295 sq metres has to offer with an ever so rare side access large enough to fit a boat or trailer (2.95 metres wide). If you're looking for a solid investment or perfect first home, then look no further. Conveniently located close to Caddens Shopping Centre, Kingswood Public School, Western Sydney Uni and the new metro link to the airport. Features: • 3 spacious bedrooms (2 upstairs and 1 downstairs) • Master suite includes a split system air conditioner • Built in robes to all bedrooms + walk in storage • Powder room downstairs • Combined lounge / dining + split system air conditioning • Modern kitchen + electric cooktop • Double garage + auto door and internal access • Well maintained backyard, grassed area and side gate • Security complex of 3 • Built 2005 approx. • Storage rooms and cupboards throughout • Total size 295 m2 • Downstairs 216 m2 / upstairs 79 m2 Inclusions: • Walk in storage rooms • Mirrored robes • 2 x split system air cond. • Remote control for garage • Security gates to complex • Electric cooktop • Under bench wall oven • Skylights Fees: • approx Strata Levies \$480 per quarter • approx Water Rates \$270 per quarter • approx Council Rates \$400 per quarter • rent currently \$410 pw would achieve in the current market \$480-\$490 Location: • Kingswood Station 1.2 km • Kingswood Public School 1 km • Western Sydney Uni Kingswood Campus 1.2 km • Penrith Selective High School 2.5 km • Caddens Shopping Centre 2 km • St Marys Metro Link 5.4 km • TAFE Kingswood 300 mt PLEASE NOTE: We have in preparing this information used our best endeavours to ensure that the contents contained herein are true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own independent inquiries to verify the information provided.