

# 31/206-212 Great Western Highway, Kingswood, NSW 2747



## Unit For Sale

Friday, 17 May 2024

31/206-212 Great Western Highway, Kingswood, NSW 2747

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Chris Hinman  
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## Buyers' Guide \$499,000 - \$519,000

Located on the quiet side of the building, this lovely modern unit enjoys elevated sky-filled views to the South and West horizons. With an abundance of natural light, its open plan kitchen/dining/lounge area opening to an oversized covered balcony/alfresco with all services allowing the perfect fitout for outdoor living. With hints of luxury the shadow-line ceilings, tiled living areas, stone benchtops, and superb bathrooms will appeal to discerning buyers. Freshly painted and with brand new carpets to the bedrooms it is complete and ready to occupy. Features include: \* Two bedrooms, master with ensuite bathroom and walk-in robe \* Quality bathrooms with superb fittings and floor-to-ceiling tiles \* Main bathroom is down a hallway & discreet from kitchen/living \* Stone kitchen with stainless gas cooktop & breakfast bar seating \* Lounge/dining opens to large covered balcony & alfresco area \* Alfresco has gas, power & water; great for outdoor kitchen/BBQ \* Powerful split-system A/C, continuous flow gas hot water system \* Security complex with intercom access and U/G secure parking The ultimate in convenient locations being walking distance to the Nepean Regional Hospital, Western Sydney University and right across the road from Kingswood Station. This site is right in the middle of prime growth territory, adjacent to the Penrith CBD and close to the Nepean River at the foot of the Blue Mountains. Easy access to the M4 motorway and The Northern Road (A9) so all your transport options are there. Investors should not delay their move to acquire this exceptional value piece of real estate. Click on 'Floorplan' link for floor plan. See our drone aerial images for surrounding points of interest. The contract of sale and our FAQ sheet can be downloaded by clicking on 'email agent' and requesting or from the Stanton & Taylor website. \*Disclaimer: We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out and rely solely upon their own investigations. \*\*The presentation of this property includes virtual furniture which has been digitally rendered with all care taken to present scale and aspect ratio as accurately as possible by our supplier. The placement of furniture has been considered from an interior design perspective without consideration of where the service points (power, tv, network) are actually located.