

# 31 Holburn Crescent, Kings Langley, NSW 2147



## Sold House

Monday, 25 September 2023

31 Holburn Crescent, Kings Langley, NSW 2147

Bedrooms: 6

Bathrooms: 3

Area: 688 m2

Type: House



Shane Smith  
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Charlotte Keene

## Contact agent

Elders Kings Langley prides itself on doing the right thing for vendors and purchasers alike. The guide provided is a true reflection of market feedback combined with vendor expectations. Shane Smith and Elders Real Estate are proud to present to market 31 & 31A Holburn Crescent Kings Langley. Looking for an investment property or room for the extended family then this home would be ideal. Nestled in the highly sought after suburb of Kings Langley is a fantastic opportunity to own your dream home that comes with an income. The main home features 5 spacious bedrooms, 2 with built-in robes, multiple living areas streaming with natural light that provide a peaceful sanctuary for the whole family whatever the occasion. Entertaining will be a breeze with your well-appointed kitchen complete with breakfast bar and servery that will easily manage the largest of gatherings, and if you need a little more space for the kids then the converted garage with loft is the ideal location. Additional features include new carpet, freshly painted throughout, ducted a/c so you can enjoy year-round comfort, beautiful wooden floors in the main areas, recently renovated main bathroom with quality fixtures and fittings and ample storage throughout. Your new property features don't end at the back door with a seamless flow to your undercover outdoor entertaining overlooking your sparkling inground pool. Relax and enjoy the serenity while watching the kids enjoy a balmy summers day and then wash off in the conveniently located second bathroom/laundry. Now to your income with a totally separate quality built 1 bedroom granny flat with kitchen, lounge room and laundry, currently tenanted at \$380 p/w. 31A Holburn Crescent has its own entrance and is separately metered for power, water and complete with all council and Sydney Water approvals. Sitting on a 688m<sup>2</sup> block fully completed why go through the hassle of trying to get council approval for a granny flat, find a trade and hope it gets built when your new home has everything done for you, simply move in and reap the rewards this property has to offer. Conveniently located to local shops, schools, public transport and the M2 and M7 motorways. Properties have been moving quickly in this gem of a suburb, 31 & 31A Holburn Crescent Kings Langley is that opportunity you don't want to miss. We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy