

**4/10 Durbar Avenue, Kirrawee, NSW 2232**



**Sold Townhouse**

Saturday, 4 November 2023

4/10 Durbar Avenue, Kirrawee, NSW 2232

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 84 m2**

**Type: Townhouse**



Ben Pike  
0295254666



Bianca Orlando  
0295254666

**\$740,000**

Rare to find a property laid out in this unique fashion - offering dual level living, you will feel like you are at home in this boutique complex of seven. This high-quality townhouse offers a modern and sophisticated floor plan and clever use of space. With first class European appliances and constructed with high ceilings with a soft and neutral colour palate to suit any buyer. Plus a wonderful courtyard ideal for entertaining with guests or even ideal for your own pet. Positioned in arguably one of the Shire's most convenient locations and within moments of South Village, you will have every convenience at your fingertips. Designed by well sought after Couvaras Architects, every square inch of this property is sun drenched and designed to allow to perfect easy living. Boasting 2.8m high ceilings and additional room ideal for study, engineered timber floors, wool carpet, SMEG appliances, frameless showers with wall mounted vanity, gas connection, air-conditioning, LED lighting, secure parking and separate storage cage.- Dual level with large private courtyard- High end finishes throughout with plenty of natural light- Master bedroom complete with built in wardrobes- Private study ideal for working from home - Split system air-conditioning across both levels- Car space and private storage cage for any additional storage needs - Five minute walk to shopping centres & train station  
Approximate Quarterly Outgoings: Council Rates: \$358.40 | Water Rates: \$160.18 | Strata Rates: \$814.23