

L3/10 Churnwood Drive, Fletcher, NSW 2287



Sold Unit

Monday, 11 December 2023

L3/10 Churnwood Drive, Fletcher, NSW 2287

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 101 m2

Type: Unit



Jesse Mulligan
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Contact agent

Tucked away in the tranquil enclave Nikkinbah Ridge Estate, this unit is only one of four in this boutique complex. Embracing a pleasant and convenient location, this inviting residence eagerly awaits its new owners, making it an ideal choice for first home buyers, investors or those seeking to downsize. The well-designed open plan layout offers ample space, complemented by an outdoor covered balcony that seamlessly connects to the modern and generously sized kitchen and dining precinct. Equipped with quality stainless steel appliances, including a dishwasher, this kitchen is both functional and stylish. The added benefit of three spacious bedrooms, master with built-in robes and plenty of natural sunlight and cross breeze. Situated within a well maintained complex, this property also benefits from the central, fully equipped common area bathroom which is located on the Ground Floor. This unit is situated close to all local amenities including countless public and private schools, shops (Fletcher Shopping Village is only a 50 meter walk away), transport, medical and recreational facilities, cafe's and access to major motorways. Don't miss the opportunity to secure this unit.

Property features and inclusions:- Over 100m² internal size - Secure complex of four properties - Unit is under 10 years old.- 3 bedrooms- Contemporary family bathroom with separate w/c- Added bonus of additional bathroom on the Ground Floor.- Open plan living- Contemporary kitchen features:- Expansive benchtops- Modern stainless-steel appliances- Dishwasher- Separate laundry enclave- Air-conditioning- 2 x Linen cupboards- Covered balcony - Rainwater tank- Single car space- Visitor carparking available- Pets are welcome within the complex stsa*- NBN

Property fees (approx..) Council - \$314 per quarter Water - \$227 per quarter Strata - \$1,798 per quarter - Current rental appraisal \$550 per week (Residential) - Current rental appraisal \$625 per week + GST + Outs (Commercial) Contact Agent for further details. Contact Jesse Mulligan on 0432 160 186 for further information.

DISCLAIMER We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including without limitation, any income, rentals, dimensions, areas, zoning and permits.