

**3/39 Kitson Way, Casula, NSW, 2170**

**Professionals**

**Townhouse For Sale**

Tuesday, 13 August 2024

3/39 Kitson Way, Casula, NSW, 2170

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Stuart Zullo

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## Stunning 3-Bedroom Townhouse in Immaculate Condition - Glen Regent Estate

Discover this beautifully presented townhouse in the tranquil, leafy surroundings of Glen Regent Estate. Boasting an "as new" condition, this townhouse is a rare find with its fresh paint, brand new floor coverings, modern blinds, and updated light fittings throughout.

### Key Features:

- ☑️ **Spacious Living:** Enjoy open-plan living and dining with brand new hybrid timber flooring, creating a warm and inviting atmosphere.
- ☑️ **Modern Kitchen:** The gas kitchen features a convenient breakfast bar, ample bench space, and plenty of cupboards, perfect for both casual meals and entertaining.
- ☑️ **Comfortable Bedrooms:** All three bedrooms are generously sized, each with built-in wardrobes. The master bedroom includes a private en-suite for added luxury.
- ☑️ **Elegant Bathroom:** A large main bathroom offers a separate bathtub and toilet, providing practicality and comfort for the whole family.
- ☑️ **Spacious Laundry:** A separate laundry area includes an additional toilet, adding to the convenience of this well-designed home.
- ☑️ **Private Outdoor Space:** The townhouse includes a private, spacious rear yard with side access ideal for outdoor entertaining or relaxing in peace.
- ☑️ **Parking:** Benefit from a single garage plus an additional car space on title, providing ample parking.
- ☑️ **Investment Potential:** With a potential rental return of \$540.00-\$560.00 per week, this property is an excellent investment opportunity.
- ☑️ **Convenient Location:** Minutes away from walking tracks, parks, playgrounds, M5 & M7 Motorways, shopping centers, Liverpool CBD, schools, and public transport.

### Outgoings:

- ☑️ **Strata:** Approximately \$523.00 per quarter
- ☑️ **Water:** Approximately \$258.00 per quarter
- ☑️ **Council Rates:** Approximately \$338.00 per quarter

This is a fantastic opportunity to secure a property in a highly sought-after area.

Don't miss out - see you at one of our scheduled opens!