

**Unit 38.1/17 Gulshan Avenue, Claremont Meadows,  
NSW 2747**

**Bathla**

**House For Sale**

Monday, 27 May 2024

Unit 38.1/17 Gulshan Avenue, Claremont Meadows, NSW 2747

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

**Bathla**

SALES TEAM  
1300228452

## Contact Agent

\*\*\* Meet agent at Lot 4/330 Caddens Road, Claremont Meadows \*\*\*\*\* FULL TURN-KEY HOME - FENCE, TURF, CONCRETE DRIVEWAY & MAILBOX ALL INCLUDED\*\*The Bathla Group is honored to present this magnificent Estate located in a premium location surrounded by an abundance of existing and upcoming amenities. This house is suitable for first-home buyers, looking to enter the market or secure home for family. The upcoming Orchard Hills Station will be located on the eastern side of Kent Road, north of Lansdowne Road. The station will have one entrance on Kent Road with provision for a future second entrance east of the station. This property features:- Large lots with wide frontage- Open-plan living / dining- Kitchen with pantry- Master bedroom with en-suite and walk-in robes- Decent-sized bedrooms and common bathroom with bathtub.- Choice of custom design options. Imagine living closer to:- New Proposed Orchard Hill Metro Station- New Proposed Gipps Street Recreation Precinct- M4 Motorway- Great Western Highway- Caddens Corner Shopping centre- Nepean Hospital- Western Sydney TAFE and University- Quality Public and Private Schools- Kingswood station and St Marys Train Station Builders Premium offerings:\* Open plan family consisting of kitchen and dining area integrating with outdoor Patio\* Generous bedrooms, all with built-ins\* Stone benchtop, premium stainless appliances including gas cooktop, rangehood, oven, and dishwasher\* Contemporary pull handle and lock kit to the front entrance door\* Internal access to the double auto garage\* Gas hot water heater\* Landscaping\* Fencing\* Ducted Air-Conditioning\* Plus many more quality inclusions Call us for more information and to arrange a private inspection to our friendly staff at The Bathla Group.\* Disclaimer: Images used are for display purposes only, finishes and products subject to final approval. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.