

Sold



G03, 52 Withers Rd, North Kellyville



## Luxurious 2 Bedroom Apartment at Most wanted Location in North Kellyville - Short Stroll to Shopping Centre.

G03/52 Withers Road North Kellyville NSW 2155

Property1Group Proudly presents this 2 Bedroom Exquisite Apartment for Sale in the fastest growing location of North Kellyville. Discover the epitome of modern living in the heart of North Kellyville with this stunning apartment that embodies luxury, comfort, and convenience. Nestled in a thriving community and strategically located, this property offers a lifestyle that's beyond compare.

Build by the well known Builder and Developer Lincoln Rise. Low maintenance Strata.

This ground floor apartment offers more than just a living space; it offers a chance to be part of a vibrant community that values comfort, convenience, and connection. Whether you're a first-time buyer, a growing family, or an investor seeking a great opportunity, this property has it all.

Location is Walking distance to North Kellyville Square Shopping Centre, In the catchment of North Kellyville Public School and Rouse Hill High School.

### Key Features:

- Spacious and sunlit interiors that radiate warmth and comfort.
- Open-concept living and dining area perfect for entertaining.

2 2 2

**Price** SOLD for \$680,000

**Property Type** Residential

**Property ID** 6685

### Agent Details

Arun Ahuja - 0421 437 682

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### Office Details

Property1group  
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Vista, NSW, 2153 Australia  
1300 959 558

PROPERTY  GROUP

- ☑ Gourmet kitchen with Smeg appliances and ample storage.
- ☑ 3 Split Air-conditioning.
- ☑ Generously sized bedrooms designed for relaxation and tranquillity.
- ☑ Stylishly designed bathrooms with contemporary fixtures.
- ☑ Private Courtyard with Garden views, ideal for unwinding.
- ☑ 2 Secure parking space and a storage space for your convenience.

#### **- Features Included.**

##### ☑ Location Highlights:

☑ Easy access to the Kellyville and Rouse Hill Metro station for a stress-free commute.

☑☑ Proximity to North Kellyville shopping Centre, Woolworth, cafes, and restaurants.

☑ Close to picturesque parks and recreational areas.

☑ North Kellyville Public School and Rouse Hill High School in the catchment.

- Currently Leased at \$620 per week on month to month basis. Tenants happy to stay longer and rent can be increased.

#### **- Outgoings**

Strata - \$881.71 per quarter.

Water - \$173.29 per quarter and Usage.

Council - \$250.00 per quarter.

Please call Arun Ahuja on 0421437682 to book your private inspection or to get more information.

**\*\* Disclaimer \*\*** we have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy.

Prospective purchasers are advised to carry out their own investigations.

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