

3/40 Applegum Cres, Kellyville, NSW, 2155

blueprint.

Apartment For Sale

Tuesday, 12 November 2024

3/40 Applegum Cres, Kellyville, NSW, 2155

Bedrooms: 1

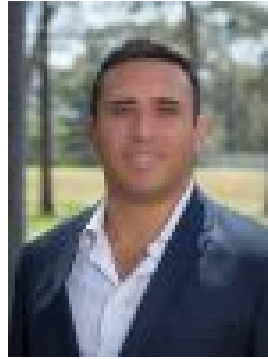
Bathrooms: 1

Parkings: 2

Type: Apartment



Lebba Khater
0298904005



Anthony Malek
0298904005

COURTYARD APARTMENT IN PRESTIGIOUS ESTATE!

Come home to this delightful, one bedroom plus study, private and secure, well-appointed, ground floor, courtyard apartment nestled alongside tranquil parkland in the exclusive Grey Gum Estate.

Conveniently located only minutes' drive or walk to Rouse Hill Town Centre including: supermarkets; restaurants; cafés; cinema and boutiques, Rouse Hill Metro Station, North Kellyville Square and Rouse Hill Village Neighbourhood Centres as well as being located close to a range of parks and walking paths.

This secure complex provides a huge private BBQ area, in ground swimming pool and expansive common gardens adjacent a peaceful bush setting. A substantial solar panel system on the roof of the complex powers the common area services, keeping strata levies at a reasonable level.

- Contemporary kitchen with state of the art, stainless steel appliances including 900mm gas cook top, under bench oven, range hood and dishwasher
- Ducted reverse cycle A/C throughout
- Solar passive windows reducing the level of required cooling & heating
- Undercover, tiled patio with a level and landscaped courtyard - ideal for entertaining
- Spacious lounge/dining with a north westerly aspect opening out onto the patio/courtyard
- Master bedroom with built in wardrobe and access to the patio/courtyard
- Separate study area with built-in wardrobe - can also double up as a guest bedroom
- Security intercom access and CCTV security throughout common property
- Two secure basement car spaces and separate lockable store room

Council Rates: \$280/q

Water Rates: \$175/q

Strata Levies: \$1,095/q

For further details or to arrange an inspection please contact Anthony Malek.

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