

# 3 Marsden Avenue, Kellyville

## Property Information Sheet

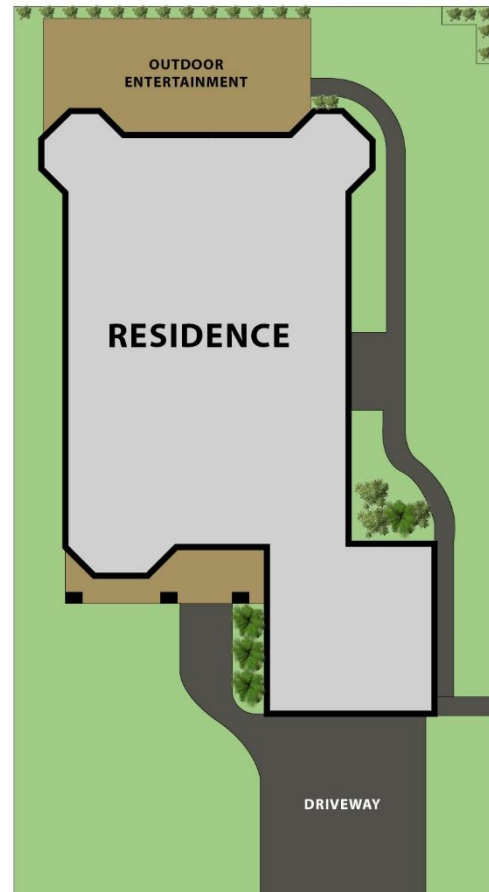
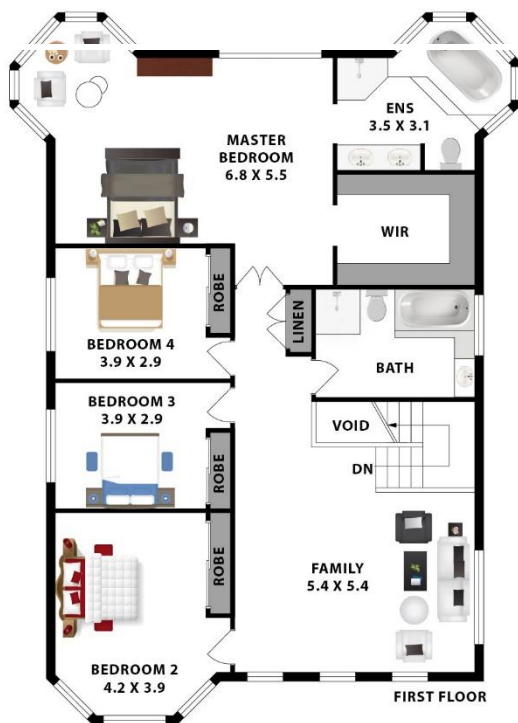
As your local real estate sales professionals, we are pleased to provide you with important facts, features and recent sales relevant to the above property.



Age of Property	2001   24 years (approx.)
Land Size	500sqm
Build Type	Brick
Aspect	North-East Facing
Heating/Cooling	Ducted Air Conditioning
Car Parking	Double Lock-Up Garage
NBN Availability	Yes – Fibre to the Premises Available
Rental Income	\$850 per week
Kellyville Metro Distance	1.1km away   14 min walk
Nearest Bus Stop	Samantha Riley Dr after Gainsford Dr (550m away)
Council Rates	\$417 per quarter (approx.)
Water Rates	\$207.03 per quarter (approx.) +usage
Primary School Catchment	Beaumont Hills Public School
High School Catchment	Kellyville High School

### Contact Details:

Brendan Dabaja	0410 978 133
Office	02 9899 3311



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### DISCLAIMER:

All information contained herein is gathered from sources we consider reliable. However, we cannot guarantee or give away any warranty to the information provided.

