



3/31-37 Durbar Avenue Avenue Kirrawee, NSW



## Oversized Townhouse

- One of only 13 townhouses built 16months ago, located in a peaceful, tree-lined street.
- Indoor/outdoor flow with living/dining continuing onto a spacious courtyard
- Impressive alfresco entertaining courtyard, perfect for Spring/Summer soirees
- Stylish kitchen with Caesarstone bench tops and quality Smeg appliances
- Additional upstairs living space, perfect for a study or second lounge area
- Large, light-filled master bedroom with spacious ensuite and floor to ceiling windows
- Ducted air conditioning, security alarm and video intercom

**Price:** \$1,000,000 - \$1,099,000

**Council Rates:** \$267.00 p/q

**Water Rates:** \$220.00 p/q

**Strata Rates:** \$1,000.00 p/q



**3/31-37 Durbar Avenue, Kirrawee**

This is for illustrative purposes only. All dimensions are approximations. These illustrations do not constitute part of any legal documents.