



46/81 Bath Road Kirrawee, NSW 3  2  2 

Style, space and low-maintenance living

Low-maintenance family living is on offer in this spacious and light-filled townhouse. Featuring an effortless floorplan, it has an open plan dining and kitchen and a generous living area that leads out to a north facing, double-level alfresco courtyard. With three large bedrooms and access to resort-style facilities, including tennis courts, swimming pool, sauna and spa, this impressive property is sure to delight.

- Open plan kitchen and dining, floorboards, plantation shutters
- Spacious living with split system air-con and seamless indoor/outdoor flow
- Three generous bedrooms with built-ins, main with ceiling fan and ensuite
- Stylish kitchen w/induction cooktop, dishwasher, breakfast bar, stone benches
- Main bathroom with bathtub, downstairs powder room, under-stair storage
- North facing alfresco entertaining w/lower level covered area and rear access
- Double garage, resort facilities including tennis courts and a swimming pool, spa & sauna
- Just minutes from South Village Shopping Centre, local schools and transport

Inspect: Saturday, 21st September 2024 12:00 - 12:30
Saturday, 28th September 2024 12:00 - 12:30

Auction: 05/10/2024 12:30 pm

Price: Auction | Guide - \$1,100,000

Council Rates: \$381.45 p/q

Water Rates: \$172.79 p/q

Strata Rates: \$1,303.55 p/q



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46/81 Bath Road
Kirrawee



Ground Floor



First Floor



(NOT IN POSITION)



The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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Ground Floor



First Floor



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