

# 60 Fraser 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   25 years (approx.)             |
| Land Size                | 569 sqm                               |
| Build Type               | Brick Veneer                          |
| Aspect                   | North-East Facing Backyard            |
| Heating/Cooling          | Split System Air Conditioning         |
| Car Parking              | Automatic Double Lock-Up Garage       |
| NBN Availability         | Yes – Fibre to the Premises (FTTP)    |
| Rental Appraisal         | \$950 – \$1,000 per week (approx.)    |
| Council Rates            | \$443.50 per quarter (approx.)        |
| Water Rates              | \$228.12 per quarter (approx.) +usage |
| Nearest Bus Stop         | Samantha Riley Drive – 60m away       |
| City Express Bus Stop    | Windsor Road – 240m away              |
| Nearest Train Station    | Kellyville Metro – 1km away           |
| Primary School Catchment | Beaumont Hills Public School          |
| High School Catchment    | Kellyville High School                |

### Contact Details:

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|----------------|--------------|
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