



40 Kelman Drive Cliftleigh, NSW

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### Contemporary comfort abounds

Designed to fulfill all the family's needs with ease and grace, this well-presented home offers the perfect fusion of contemporary charm and functionality. Positioned on a low-maintenance block, cleverly zoned interiors deliver 4 newly carpeted bedrooms, open plan living and a separate lounge room. A double garage and a family-focused location add further value and appeal.

**Price:** \$572,000  
**Council Rates:** \$443.00 p/q



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SITE PLAN

The site plan and floor plan are not to scale, measurements are indicative and in metres. Shades and lines are placed for illustration purposes. 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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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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STONE