



4/17 Pritchard Road Macquarie Fields, NSW

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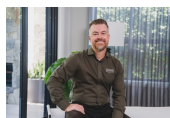
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### A Rare Find

This inviting 3-bedroom villa home is nestled in a small boutique development of only 4, offering a private and low-maintenance lifestyle ideal for first home buyers or retirees.

**Price:** \$742,000  
**Council Rates:** \$320.00 p/q  
**Water Rates:** \$200.00 p/q



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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



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