



28/43 Lavender Avenue Kellyville, NSW



### Bonus Study & 2nd bathroom

Representing the best value on the market in Kellyville. A unique opportunity to purchase this level of space and quality in a contemporary & inviting apartment. Boasting no common walls, a rare asset in a near new building with a lock up garage in addition to a separate study which could be utilized as a nursery or guest bedroom with its own built-in robe. The sun drenched large balcony is an idyllic spot to entertain and relax.

**Price:** Contact Agent  
**Council Rates:** \$241.00 p/q  
**Water Rates:** \$182.33 p/q  
**Strata Rates:** \$1,059.32 p/q



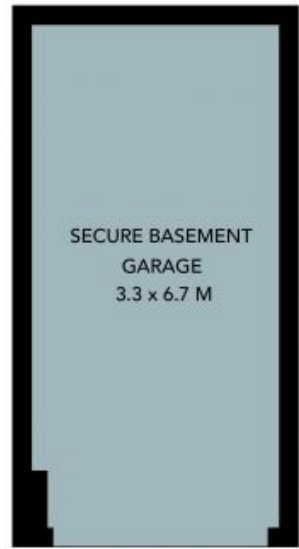
**Jane Booty**

0412 207 452



**Viviane Mylott**

0438 983 615



(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.

28/43 Lavender Avenue, North Kellyville





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