



guardian



231/44 Armbruster Avenue North Kellyville NSW

2 2 1

Get in close proximity to an abundance of beautiful parklands, shopping centres, dining establishments, entertainment venues, leisure options, great schools and more. Just footsteps away from The Hugh is 'The Village' which is a new shopping centre that boasts a Woolworths, BWS, The Bakehouse, Anytime Fitness and a wide array of restaurants and cafes to excite your palate.

With several bus stops, Kellyville and Rouse Hill train stations as well as the M2 connecting you to the city, travelling has never been easier.

- Near new property
- Timber Flooring throughout
- Secure Storage in car park
- North facing All Day Sunlight
- Air conditioned
- Built-In laundry with dryer

View : <https://www.guardianrealty.com.au/lease/nsw/hills/north-kellyville/residential/apartment/5545621>



Wayne Calvert
02 9651 1666

<https://www.guardianrealty.com.au>

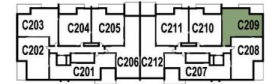
534 Old Northern Road Dural NSW
02 9651 1666



APARTMENT C209 LEVEL 2

| | |
|---------------|---------------------|
| TYPE | 2 BED |
| INTERNAL AREA | 80 M ² |
| BALCONY | 13.5 M ² |
| TOTAL | 93.5 M ² |
| CAR SPACES | 1 CAR |

BUILDING C - CEDAR



**KANEBRIDGE
PROPERTY**

www.kanebridge.com.au

This floor plan is provided as a guide only. While every effort has been made to provide accurate and complete information, the vendor does not warrant that the information in this floor plan is free from errors or omissions. All intending purchasers should make their own enquiries to satisfy themselves as to the correctness of any matters contained on this floor plan. All information contained herein should be read subject to the terms of any sales contract, subject to any law and which can not be excluded, the Vendor accepts no responsibility for any loss, damage, cost or expense (whether direct or indirect) incurred or suffered by you as a result of any error, omission or misrepresentation in information. All information is subject to change without notice.

REV B - JUNE 16

