



## Blacktown, 72/17-23 Huntley Drive

3 Bedroom Townhouse! Popular Blacktown South School Catchment!

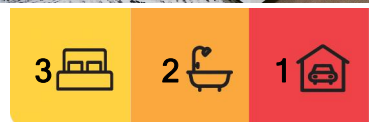
Designed for ultimate easy care living, this well presented 3 bedroom townhouse has a wonderful layout framed by an low maintenance courtyard. The ideal home for 1st time buyers starting out, young families or investors looking for a great long term investment with excellent tenants wishing to stay on.

The open floor plan allows for effortless entertaining, featuring a combined spacious living & dining area that seamlessly connects to the family friendly rear courtyard. The original kitchen is neat & tidy & well equipped with gas cooking, electric oven, ample cupboard and bench space plus stone bench tops.

The original bathroom caters for all the family's needs and offers bath, shower and toilet plus a 3rd toilet on the lower level. Boasting 3 good sized bedrooms the home offers built in robes & an ensuite to the main.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Deposit taken - offer accepted

**View**  
[ljhooker.com.au/2CSNF8K](http://ljhooker.com.au/2CSNF8K)

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**LJ Hooker Blacktown**  
**(02) 9621 1222**

Featuring quality inclusions & fixtures like tiled flooring, air conditioning, built ins & much more. With too many extra features to list an inspection is a must!

Council rates approx. \$430 per quarter

Water rates approx. \$173 per quarter plus usage

Strata rates approx. \$629 per quarter

Total area 183m2 (Lower level 131m2 & upper level 52m2)

Strata report link available for purchase via Before you buy.

The backyard benefits from natural sunlight and is perfect place for the kids to run & play, or entertain the family or guests. With the added convenience of a single lock up garage & nearby visitor parking this property is sure to impress the entire family!

Positioned perfectly and close to all of Blacktown local amenities including schools, shops and transport & motorways. Located in the popular school catchment zone of Blacktown South Primary, Mitchell High school & and excellent private options like Nagle catholic college & St Michaels primary.

Be quick & call now! Call Matthew Lucas from L J Hooker Blacktown now on 0416 010 085.

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## More About this Property

<b>Property ID</b>	2CSNF8K
<b>Property Type</b>	Townhouse
<b>House Size</b>	183 m2
<b>Including</b>	Air Conditioning Courtyard Built-in-Robes Secure Parking

### Matthew Lucas 0416 010 085

Sales Manager & Licensed Real Estate Agent |  
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### Poyan Modaresi 0426 805 123

Licensed Real Estate Agent & Auctioneer |  
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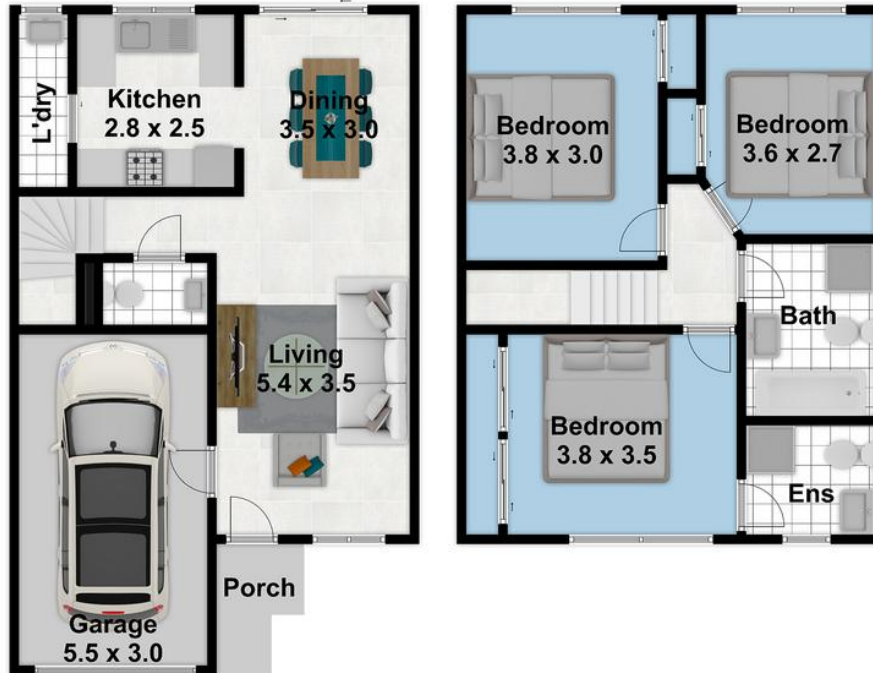
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Please note:  
Floorplan measurements are a guide only.  
All dimensions are approximate in their distance and volume.



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Front

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