

## Kingswood, 7 Nichols Place

### THE PERFECT OPPORTUNITY

Located in the highly sought-after suburb of Kingswood, this charming three-bedroom residence presents an outstanding opportunity for homeowners and investors alike. Set on an impressive 562.8sqm (approx.) block, the property combines comfortable living with enviable convenience, surrounded by some of the area's most important infrastructure. You'll enjoy close proximity to Kingswood Train Station, Nepean Hospital, a range of public and private schooling options, including but not limited to St Dominic's College, St Joseph's Primary School, Western Sydney University and well serviced by all the areas major shopping centres.

The home itself is warm and inviting, featuring three well-proportioned bedrooms, a central bathroom, a spacious living area, and a dedicated meals zone adjoining a functional kitchen. Adding to its appeal is a sunroom &mdash; perfect for additional living space or a home office. Whether you're looking to move straight in or invest, this property is brimming with promise.



**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.

**SOLD**

3

1

1

**For Sale**  
\$840,000 - \$870,000

**View**  
[ljhooker.com.au/1QRAF70](http://ljhooker.com.au/1QRAF70)

**Contact**  
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**LJ Hooker Penrith**  
**(02) 4732 2322**

Opportunities in this location don't last long &mdash; act fast to secure your place in one of Kingswood's most promising pockets.

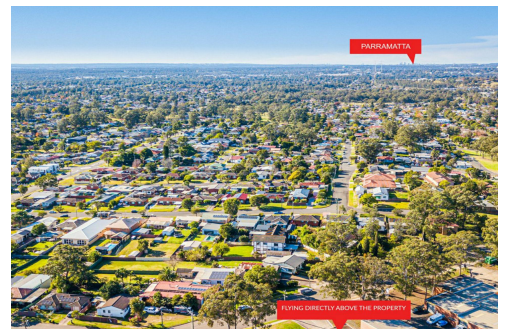
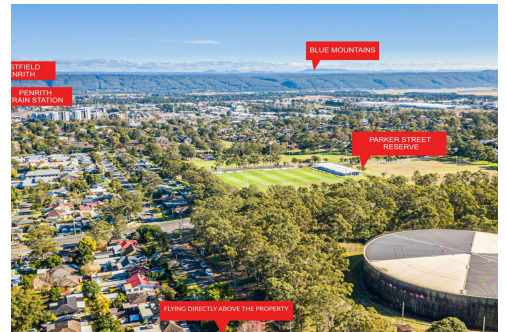
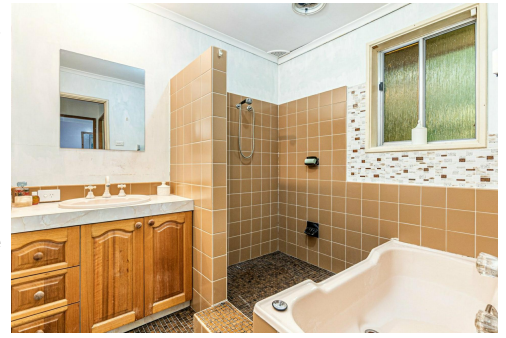
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## More About this Property

<b>Property ID</b>	1QRAF70
<b>Property Type</b>	House
<b>Land Area</b>	562.8 m2
<b>Including</b>	Air Conditioning Built-in-Robes Secure Parking Fully Fenced

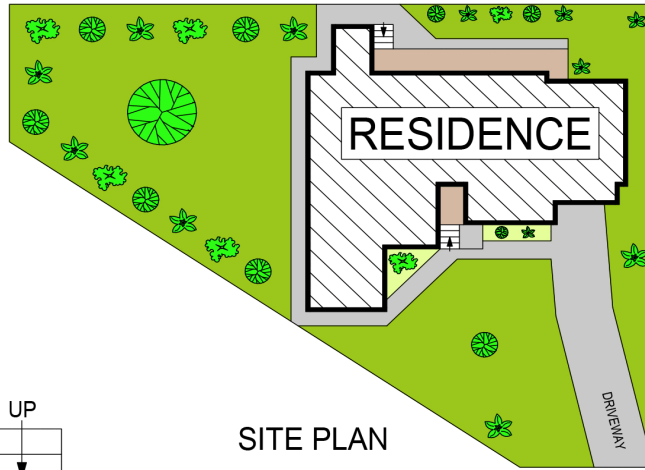
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SITE PLAN



## 7 NICHOLS PLACE, KINGSWOOD

**DISCLAIMER:**

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.



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