



### 17 Magrath Street Kellyville NSW

4 2 2

Positioned in a highly sought after locale of Kellyville is this immaculately presented single level family home that not only offers a versatile layout but also has quality finishes throughout. With an enormous rental return of \$5,099 a month direct from the builder this is a great investment opportunity that cannot be overlooked.

Located within close proximity to the upcoming rail link, Rouse Hill Town Centre, Kellyville Plaza, local sporting fields and a selection of schools including William Clarke College, Sherwood Ridge Primary and Kellyville High this luxurious property is a MUST inspect!

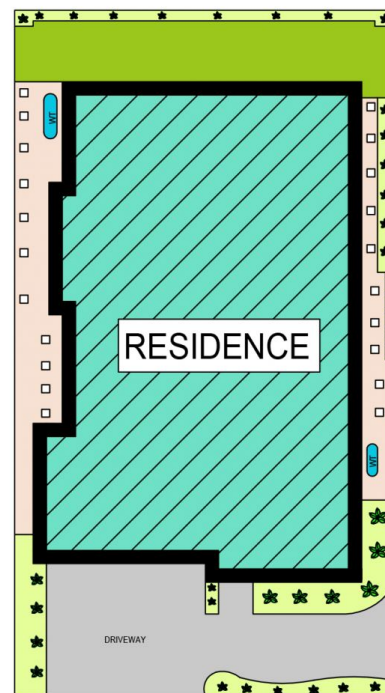
Featuring:

- Current monthly rental return of \$5,099 with the lease ending at the end of 2019 making this a great investment

**Land Size** : 480 sqm  
**View** : <https://www.theavenuerealestate.com.au/4802565>



**Chris De Celis**  
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SITE PLAN

## 17 MAGRATH STREET, KELLYVILLE

### 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.