



Auction in-room at Doltone House, Club Marconi, Thursday 16th May at 6pm



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11 Kinghorne Road, Bonnyrigg Heights

\$900,000 Guide

Auction: May 16 @ Marconi Club

Auction in-room at Doltone House, Club Marconi, Thursday 16th May at 6pm

This supersized, ultra-charming double storey brick and tile home, circa 1980's is well-located for family-friendly living within walking distance to schools, parks, public transport, shopping and more; perfectly positioned on a 540m² block with a fully fenced sunny backyard suitable for children and pets to play, and plenty of room for a pool, it's going to appeal to many.

The floor plan facilitates excellent separation of living including a fabulous multipurpose/games room with both internal and external access which could also work well as a home-based business including gym/yoga studio, personal training space, beauty/hairdressing salon and a variety of other options.

Summary of features:

- 4 bedrooms on upper level, three with built-in wardrobes
- 2 bathrooms plus third toilet in downstairs laundry for convenience
- Three separate living areas plus study – all on ground floor

Property ID: L26995693

Property Type: House

Garages: 2

Land Area: 550.1 sqm

Sam Ruisi

0423 220 725

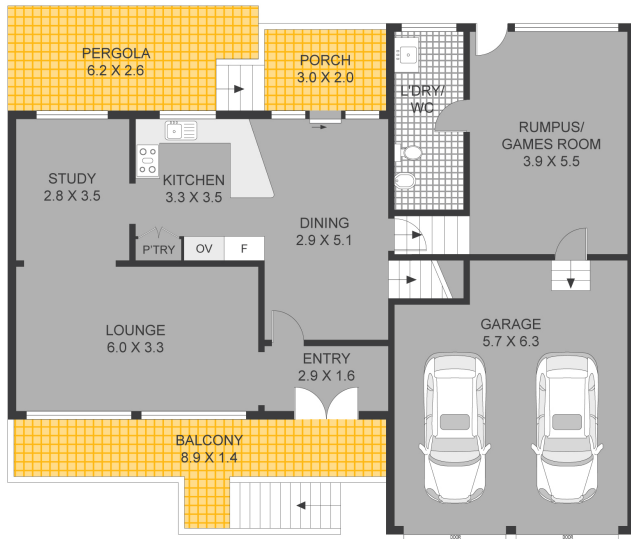
sam.ruisi@wetherillpark.rh.com.au

- Central kitchen with gas cooktop and stainless steel rangehood
- East facing front balcony at entry – delightful space for morning cuppa
- Rear porch off dining plus covered BBQ pergola overlooking backyard
- Split system air-conditioning, floating timber floors, security grills
- Abundant storage + oversized double lock up garage + room for shed
- Retro character features including interior brick & internal arches
- Colourbond fence in backyard – easy care block, minimal maintenance
- Gated pedestrian access to backyard on northern side, great for kids
- Quick easy access to significant major arterial routes & many amenities
- 25 minutes to Western Sydney Airport, 40 minutes to Sydney Airport
- Long-term owner occupiers have loved living here & you will too

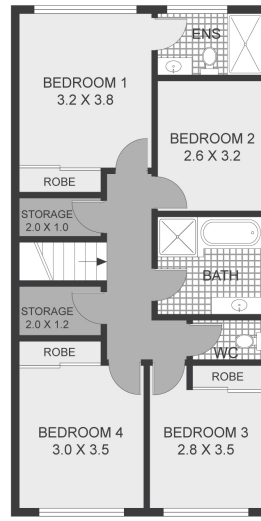
This is a solidly built family home filled with wonderful warmth – very comfortable and liveable ‘as is’ with potential to infuse with your own taste and personality. There is the opportunity to value-add and reap attractive capital gain in this increasingly sought-after lifestyle locale that offers a great sense of community in addition to an extensive suite of those essential amenities and services.

Are you thinking of purchasing this property as an investment? Speak with our Property Management team about how we can assist you!

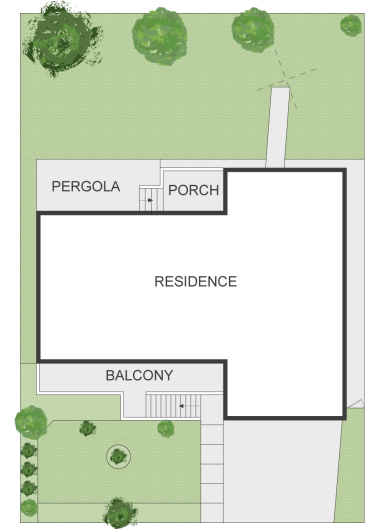
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GROUND FLOOR



FIRST FLOOR



SITE PLAN



BONNYRIGG HEIGHTS

11 KINGHORNE ROAD

DISCLAIMER: Plans shown are for presentation purposes only and are not part of any legal document or title. They are subject to errors, omissions, inaccuracies and should not be used as a sole and accurate reference. Interested parties should make their own inquiries using independent sources.

Raine & Horne
Wetherill Park