



# FORTUNE CONNEX

PROPERTY SOLUTIONS



## 4 Calvert Glade QUAKERS HILL NSW

4 2 1

Address: 4 Calvert Glade Quakers Hill (Please drive in from Fitzmaurice Glade )

Situated in super-convenient location of Quakers Hill, close to all local amenities, quality schools & transport, this 4 bedrooms townhouse is ready to move in.

As per the new Covid Restrictions, we will be showing properties By Appointment Only - Please book your private inspection for this property. Masks MUST be worn. Video walk through is provided.

- Open plan living/dining leading out to the entertaining patio
- Contemporary kitchen with Luna white benchtops, gas cooktop, and dishwasher
- Pendant lights over the Kitchen Island (Subject to layout)

[For full version visit the website](https://www.fortuneconnex.com.au/lease/nsw/western-sydney/quakers-hill/residential/townhouse/703598)

**Type** : Townhouse

**View** : <https://www.fortuneconnex.com.au/lease/nsw/western-sydney/quakers-hill/residential/townhouse/703598>

- 4 BEDROOM
- 2 BATH
- 2 CAR SPACE

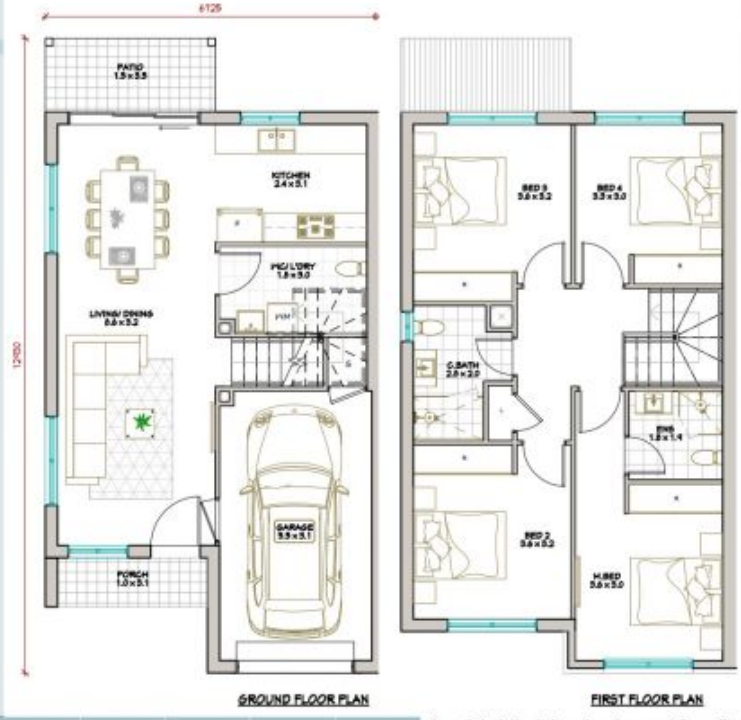


SITE NORTH

SITE PLAN

KEY FEATURES:

1. ULTRA MODERN KITCHEN & BATH
2. ENERGY - EFFICIENT APPLIANCES
3. INNOVATIVE DESIGN
4. STEPS MAY BE INTRODUCED IN THE HOUSE & PLANS MAY BE MODIFIED A BIT, DEPENDING ON THE SITE PROFILE
5. ELEVATIONS ARE INDICATIVE



CONCEPTUAL ELEVATION



PROPERTY PLAN

GROUND FLOOR (INC. GARAGE & PORCH)	FIRST FLOOR (INC. BALCONY)	PRIVATE OPEN SPACE (ENCL. PATIO)	EXTRA CAR SPACE	TOTAL AREA
72 m <sup>2</sup> approx.	73 m <sup>2</sup> approx.	75 m <sup>2</sup> approx.	13 m <sup>2</sup> approx.	233 m <sup>2</sup> approx.

Area Calculation is based on Approved Gross Floor Area. Final Strata Area may differ as STRATA doesn't calculate the external walls.

Area outlined to be used as guide only. Area calculation is based on Approved Gross Floor Area. Final Strata Area may differ. This plan is for illustration purposes only. All information contained is gathered from sources deemed to be reliable. We have no doubt it is accurate however we cannot guarantee it. Areas are subject to final survey. Layout may change due to final council approval. The marketing plan and strata plan area will vary because of the different methods of calculation adopted. The marketing plan area is based on the floor area while the strata plan area is based on Strata Schemes (Freehold Development) Act 1975. Note: Storage, Robbery, Opened, Bath Re-works, Laundry Re-works & Kitchen Joinery Re-works. Form sets of sales package. TV and other items such as chandeliers, sofa, study desk, TV units & beds are not included as part of sale. Windows and door sizes are indicative and subject to change based on legislative approval.



UNIT - NORTH