



2/61A Swanson Street Weston, NSW



## Stylish and low-maintenance duplex

This quality-built duplex combines all the elements essential to comfortable modern living; a single-level design, light-filled living areas, peaceful bedrooms and an easycare yard, all putting functionality top of mind. Add a central lifestyle address 3.5kms from Kurri and within walking distance of the local school and village and you're on a winning package.

- Modern air-conditioning duplex with a fluid single-level layout
- Tiled open-plan living flows smoothly out to an alfresco area
- Modern gas-equipped kitchen with s/s oven and courtyard view
- Three bedrooms, two include built-in robes, walk-in to the master
- Bright white bathroom with a separate bath and shower
- Guest powder room, Euro laundry, attached single garage
- Lawned and fully fenced courtyard, sheltered alfresco escape

**Council Rates:** \$326.00 p/q

**Water Rates:** \$996.00/year (approx)

**Debra Ford**

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SITE PLAN



The site plan and floor plan are not to scale, measurements are indicative and in metres. Balues and cross are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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