



### 9B Multan Street, Riverstone FOR SALE



**Great-sized duplex in Immaculate condition within a short distance to all local amenities**

Located within a short walking distance of Schools, parks shops all other amenities, this near-new home is completed to perfection with high-end, custom fittings and finishings throughout. It offers contemporary living at its finest as well as plenty of space for the entire family with multiple living and entertaining areas throughout.

Upon entry to the home, there is a spacious formal living area, which flows into the open plan kitchen, living and dining area opening through stacker doors into the outdoor entertainment area. There is an undercover tiled alfresco and a good-sized, private backyard, ideal for kids to play in.

The kitchen features stone benchtops, high-quality stainless-steel appliances, a gas cooktop, a walk-in pantry, and an abundance of storage space. There is also an outdoor kitchen in the undercover alfresco area, with a gas cooktop and good storage.

This home is built immaculately to accommodate multigenerational families with a bedroom downstairs and three spacious bedrooms upstairs.

Other features:

- Single lock-up garage with internal access
- LED downlights throughout
- Stunning light fittings throughout
- Three extra-large living areas in the home, ideal for those who love to entertain
- Short distance to Rouse Hill Train Station and Shopping Centre

Situated just a short drive from Riverstone Train Station, Local Shops, Schools and premium childcare, this is a home that not only offers comfort but convenience for the whole family. For further questions, contact Amit or Siya today.

Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries

#### Features

3 Toilets



**Amit Kumar**

Principal - Amit Kumar Property

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**E:** amit.kumar@smileelite.com



**Siya Sachdeva**

Associate - Amit Kumar Property

**M:** 0473 955 832

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Alarm System  
Built-In Robes  
Dishwasher  
1 Ensuite  
Floorboards  
3 Living Areas  
Rumpus Room  
Remote Garage Door  
Secure Parking  
Air Conditioning

**Land size**

256.00 Sqm



**Amit Kumar**

Principal - Amit Kumar Property

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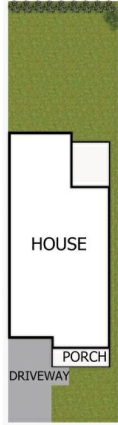
**Siya Sachdeva**

Associate - Amit Kumar Property

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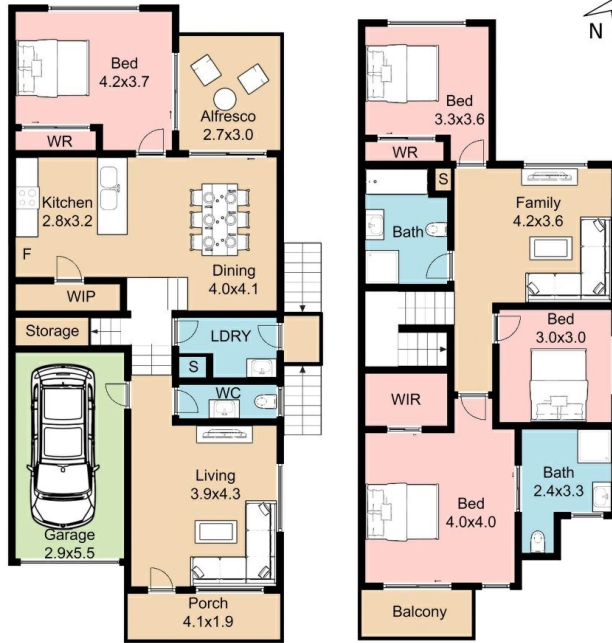
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SITE PLAN

DISCLAIMER:

This floor plan is used for marketing purpose only and is subject to errors and inaccuracy. The marketing Agent & N2 Media will not accept any liability. Interested parties should make and rely on their own enquiries.



GROUND FLOOR

FIRST FLOOR

FLOOR PLAN

Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.