

**56
KINGSWEAR
AVENUE**

PROUDLY DEVELOPED BY
FRAXTOR CAPITAL

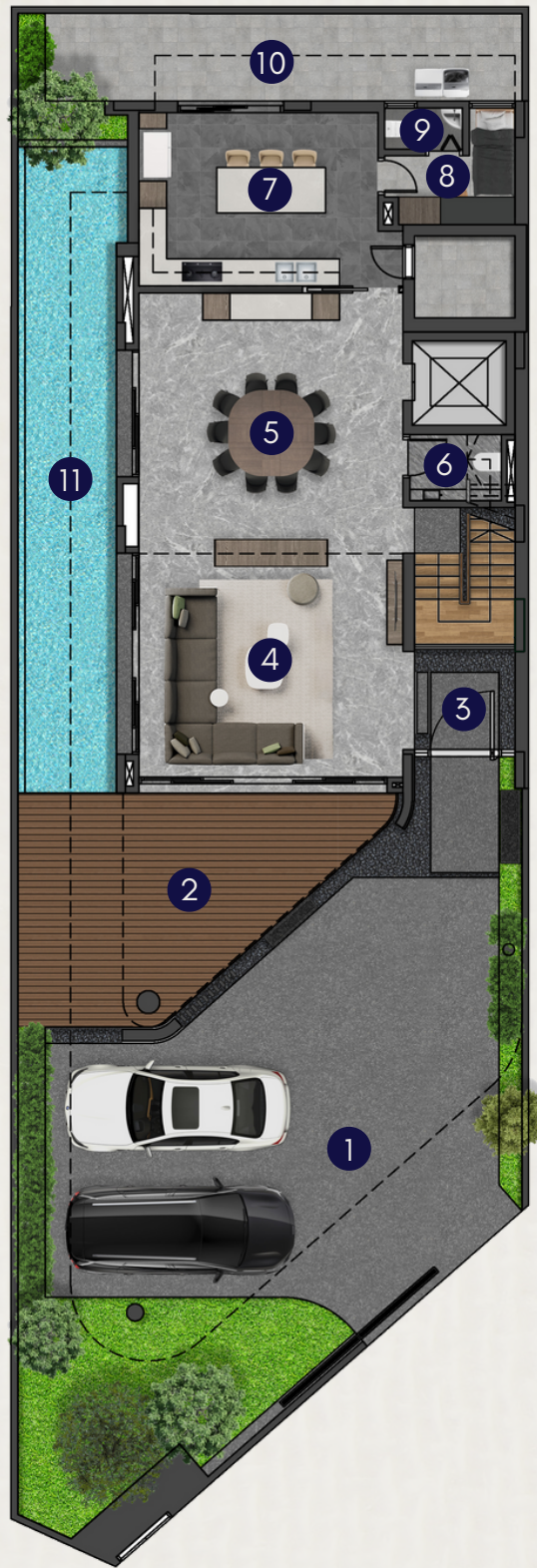
SINGAPORE

56 KINGSWEAR AVENUE



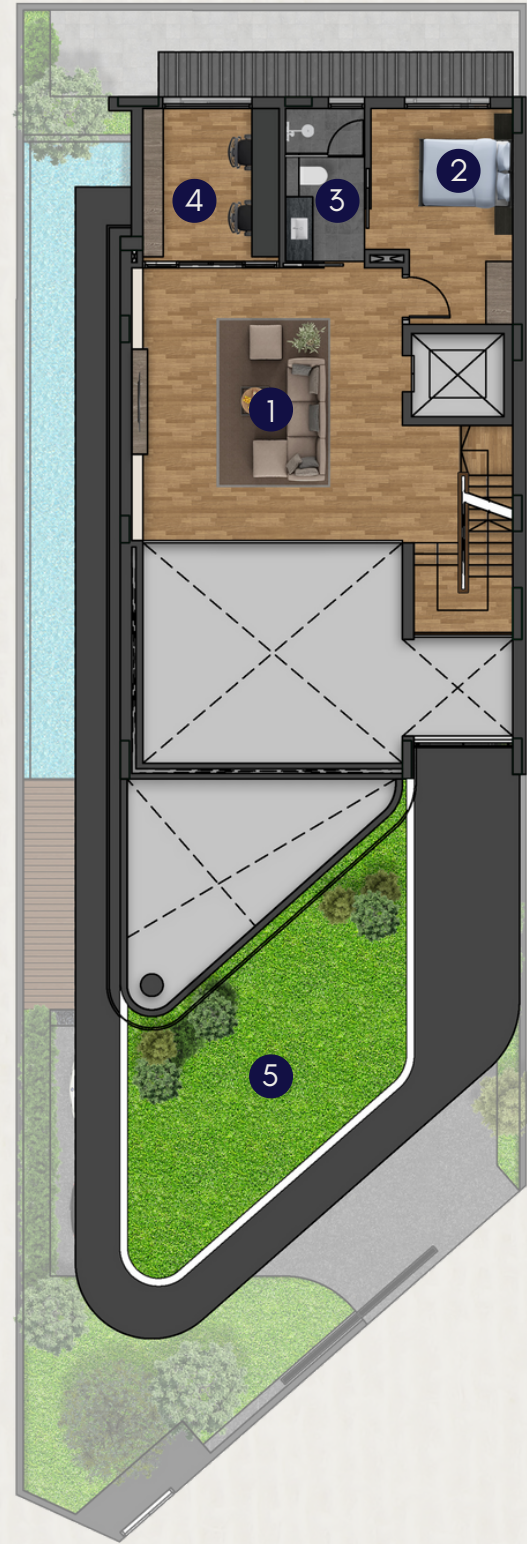
Nestled in the mature District 19, 56 Kingswear Avenue is situated in the popular Serangoon Garden estate, allowing you to take a breather from the hustle and bustle. The site is located within 600m of Chomp Chomp Food centre and MyVillage at Serangoon Garden and a whole host of amenities. It is also less than 120m from the upcoming Tavistock MRT Station along the Cross-Island Line that will be ready by 2030

Envisaged for the multi-generational family, the 5-bedroom development consists of numerous common space, each crafted for the different occasions. At the heart of the development is a spacious double-volumed living area which opens up to a private pool and an outdoor decking area for the perfect family gathering.



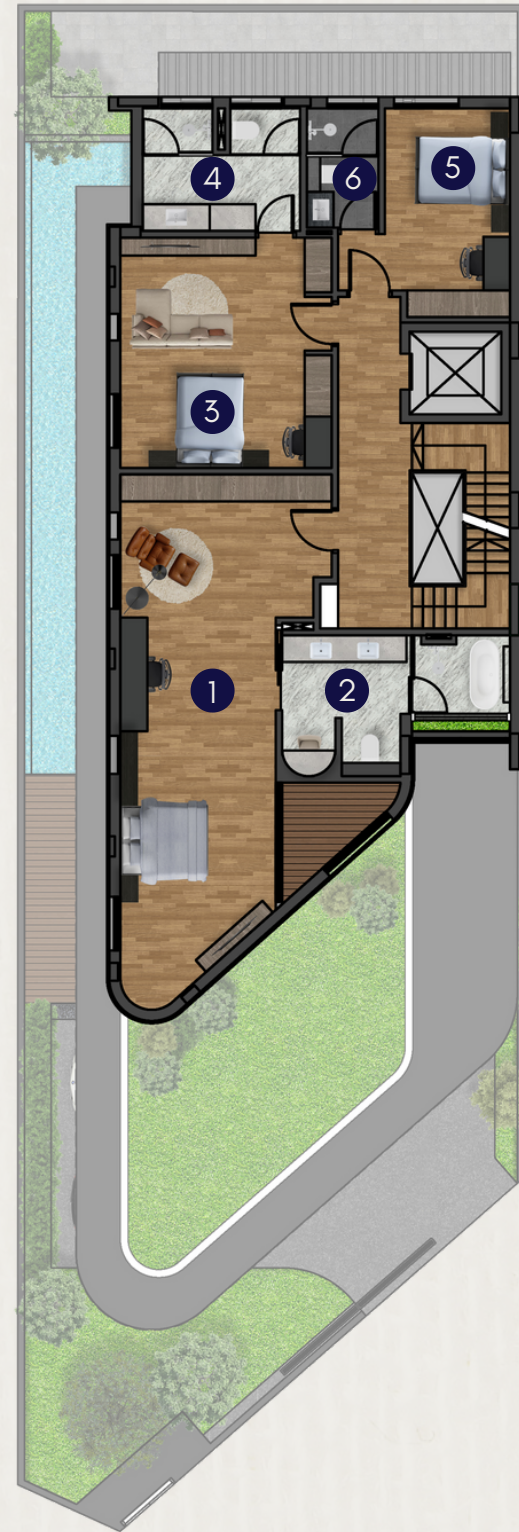
1ST STOREY

- 1. CAR PORCH
- 2. DECK
- 3. FOYER
- 4. LIVING ROOM
- 5. DINING ROOM
- 6. POWDER ROOM
- 7. WET KITCHEN
- 8. UTILITY ROOM
- 9. W.C.
- 10. YARD
- 11. POOL



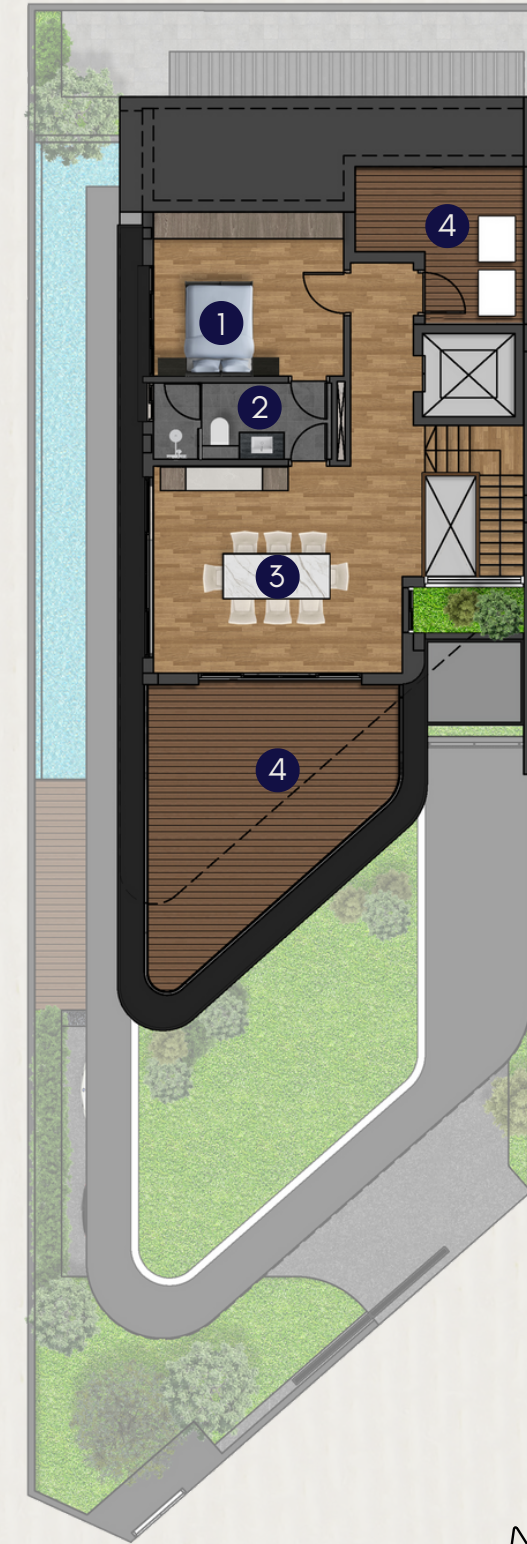
MEZZANINE

- 1. FAMILY ROOM
- 2. BEDROOM 1
- 3. BATHROOM 1
- 4. STUDY
- 5. PLANTER



2ND STOREY

- 1. MASTER BEDROOM
- 2. MASTER BATHROOM
- 3. JUNIOR MASTER BEDROOM
- 4. JUNIOR MASTER BATHROOM
- 5. BEDROOM 2
- 6. BATHROOM 2



ATTIC

- 1. BEDROOM 3
- 2. BATHROOM 3
- 3. ENTERTAINMENT ROOM
- 4. ROOF TERRACE

3767.3
EST. LAND AREA
(SQFT)

8597.5
EST. TOTAL BUILD-UP
(SQFT)

5
BEDROOMS

5
EN-SUITE BATHROOMS



LIVING ROOM



ARTIST'S IMPRESSION

KITCHEN



ARTIST'S IMPRESSION

MASTER BEDROOM



ARTIST'S IMPRESSION

MASTER BATHROOM



ARTIST'S IMPRESSION

ATTIC



ARTIST'S IMPRESSION

PERFECTLY LOCATED

PUBLIC TRANSPORT

DISTANCE

- 1 Future Tavisstock MRT 120m
- 2 Hemsley Ave Bus Stop 66m
- 3 Bef Huddington Ave 114m
- 4 Opp Daikin S'pore 178m

SHOPS & RESTAURANTS

DISTANCE

- 5 Chomp Chomp food centre 650m
- 6 Serangoon Garden Market 850m
- 7 MyVillage 700m
- 8 Gain City 600m

SCHOOLS

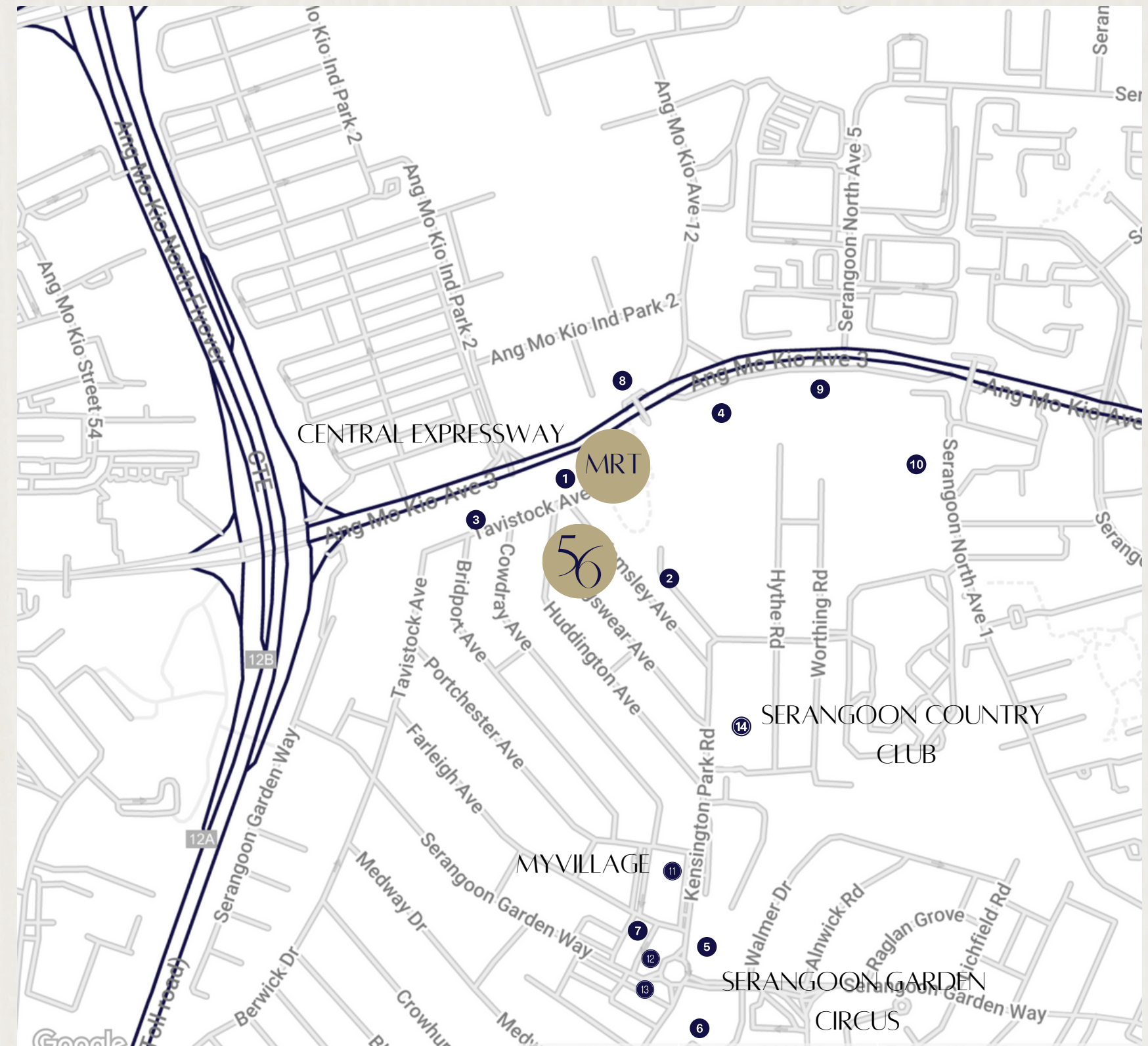
DISTANCE

- 9 International French School 550m
- 10 Serangoon Gardens Sec School 1km

HEALTHCARE SERVICES & OTHERS

DISTANCE

- 11 Mediline Wei Min Clinic 550m
- 12 HSBC 700m
- 13 Standard Chartered 750m
- 14 Serangoon Gardens Country Club 400m



EVERYTHING YOU NEED

Landed living has never been so convenient and close to your everyday amenities.

myVillage is located at the centre of the Serangoon Garden Estate, and it is the hub of all activities. It is centrally located and is an 8-minute walk from 56 Kingswear Avenue. There is a feeder bus which loops around the estate. This also means that going to NEX Shopping centre from anywhere at Serangoon Garden is a breeze!

Some retailers located in myVillage include,
NTUC Finest
Toast Box
QB House
DBS



MYVILLAGE

PLETHORA OF CUISINES

Mention Serangoon Garden and most people will think of the famous Chomp Chomp Food Centre or Serangoon Garden Market & Food Centre. The food scene in Serangoon Garden does not end there, it features a wide range of different eateries and cuisines, for any occasion.

Soi Thai Kitchen
58 Serangoon Garden Way
Singapore 555954



Plank Sourdough Pizza
87 Serangoon Garden Way
Singapore 555983



Monzen@Gardens
82 Serangoon Garden Way
Singapore 555978



Pow Sng Kitchen
59 Serangoon Garden Way
Singapore 555961



SERANGOON GARDEN MARKET & FOOD CENTRE



Serangoon Garden is a food enclave with not one but two Hawker Centres, which are less than 200 meters apart. Serangoon Garden Market is a breakfast and lunch place in the neighbourhood, which also consists of a wet market

Chomp Chomp Food Centre is popular as a supper place, good especially when you have the occasional late-night cravings for Hokkien Mee, Satay and Chicken Wings.




CHOMP CHOMP FOOD CENTRE

A FRAXTOR CAPITAL PROJECT

 8023 2928

 www.fraxtor.capital

 101 Cecil Street, #26-08/12, S069533

DISCLAIMER:

While all reasonable care has been taken in preparing this brochure, the Developer and agents shall not be held responsible for any inaccuracies or omissions, including but not limited to any variations arising from any change of facts or circumstances occurring after the date of print of this brochure. All visual representations including models, drawings, photographs, art renderings and illustrations are intended to portray only an artist's impression of the development and shall not be granted as representations of fact. All information, specifications, renderings, visual representations and plans are current at the time of print of this brochure and are subject to such changes as may be required by the Developer and/or required or approved by the relevant authorities and notified to the Developer after the date of print of this brochure and shall not form part of any offer or contract nor constitute any warranty by the Developer. All floor areas and other measurements are approximate measurements only and are subject to final survey. The Sale and Purchase Agreement shall form the entire agreement between the Developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, expressions of opinion, whether written or oral made by the Developer and/or its agents which are not embodied in the Sale and Purchase Agreement, unless approved by the Controller of Housing and expressly agreed to in writing between the parties.