guardian

3 Queensbury Avenue Kellyville NSW

5 **3** **2**

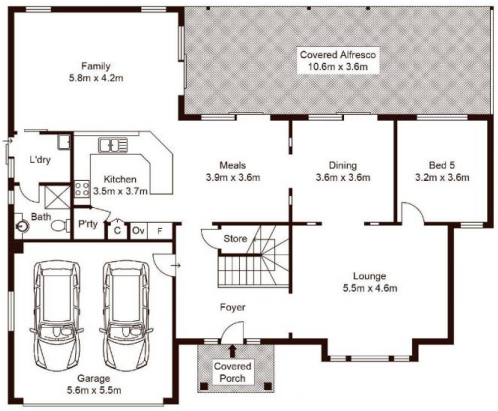
Positioned in a prime school zone, this modern family residence is graced with abundant uplifting natural light. Living areas are spread over two levels, with a top floor open living space connecting four bedrooms. Arched windows and extra height ceilings emphasise the grand dimensions of the master bedroom which has the privacy of an ensuite plus walk-in and built-in wardrobes. An optional lower level fifth bedroom is versatile as a home office with tranquil garden outlook or in-law accommodation.

Neutral tones showcase the kitchen with its walk-in pantry and wraparound breakfast bar. Easy flow connects each room downstairs, with family, formal dining and meals rooms stepping outside. An oversized covered alfresco with privacy screening enjoys a garden aspect with an expanse of level lawn for play and entertaining. This family home is footsteps to Kellyville High School and a short stroll to

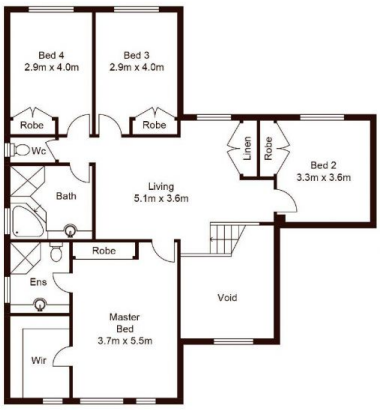
Price : $ 1,230,000
Land Size : 612 sqm
View : https://www.guardianrealty.com.au/sale/nsw/hills/kellyville/residential/house/4960271

Stephen Giacomelli
0413 360 777

Mark Tasovac
0431 559 136



Ground Floor



First Floor

Site Plan

Scale shown in metres. All dimensions herein are approximate and gathered from sources believed to be reliable. Whilst every effort is made for the accuracy of our floor plans, interested parties should rely on their own inquiries. Floor Plan by Industrie Media | industriemedia.tv

3 Queensbury Avenue, Kellyville

guardian realty