



# guardian



## 5 Kilby Street Kellyville Ridge NSW

4 2 2

A private, parkside position and a single level layout create a relaxed setting for this inviting Kellyville Ridge home. The spacious formal lounge room sits separately from the family room allowing space for everyone to spread out. Curved windows wrap around the dining room which enjoys a pleasant backyard outlook. A walk-in pantry features in the breakfast bar kitchen which looks to the rear yard.

Three bedrooms have built-in wardrobes and the master boasts a walk-in wardrobe and ensuite. The family room opens to a huge alfresco with endless room for entertaining undercover and on the expansive level lawn. Green views are right next door including a short cut to walk to Rouse Hill Town Centre and station, while Kellyville Ridge Public School, childcare and St John XIII Catholic Primary School are in walking distance.

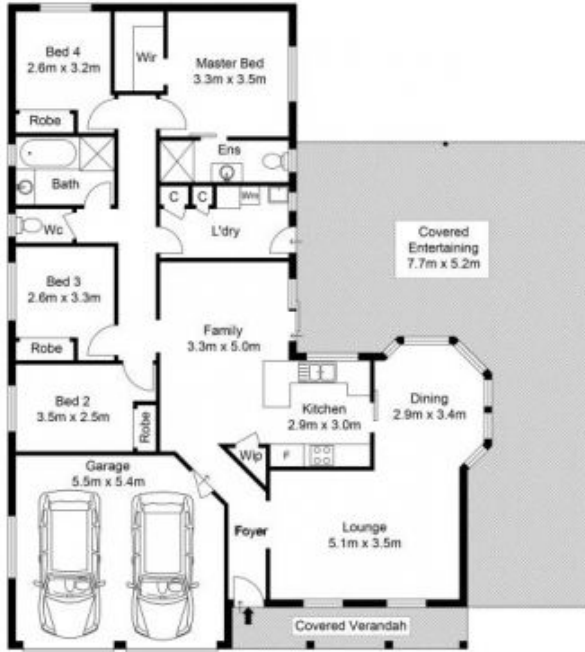
**Price** : \$ 885,000  
**Land Size** : 500 sqm  
**View** : <https://www.guardianrealty.com.au/sale/nsw/hills/kellyville-ridge/residential/house/5299965>



**Gavin Weekley**  
0407 024 600



**Josh McAdam**  
0425 886 484



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 Xorix Media.