



# guardian



**135/44 Armbruster Avenue North Kellyville NSW**

2 2 1

Get in close proximity to an abundance of beautiful parklands, shopping centres, dining establishments, entertainment venues, leisure options, great schools and more. Just footsteps away from The Hugh is 'The Village' which is a new shopping centre that boasts a Woolworths, BWS, Anytime Fitness and a wide array of restaurants and cafes to excite your palate.

With several bus stops, Kellyville and Rouse Hill train stations as well as the M2 connecting you to the city, travelling has never been easier.

- Brand new property
- Secure Storage in car park
- East facing for morning sunrise
- Air conditioned
- Built-In laundry with dryer
- Gas cooking

**View :** <https://www.guardianrealty.com.au/lease/nsw/hills/north-kellyville/residential/apartment/5323460>



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