

### 3 Harry Gilbank Way Kellyville NSW

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Framed by a beautiful natural backdrop, this single level home is the perfect buy for couples or young families. Its generous layout accommodates multiple living areas including a formal lounge and dining room, rumpus and study nook. An updated stone kitchen has bench seating and merges with an open plan family room. Double doors lead to an enclosed alfresco which is the ultimate year-round space to entertain and enjoy the best of the indoors and out.

Well-scaled bedrooms feature a master that is privately set away from other bedrooms and boasts a walk-in wardrobe and ensuite. Extra insulation makes this impressive home naturally cool in summer and warm in winter. Positioned a walk to Our Lady of the Rosary Catholic School, Hills Adventist College and city buses, it is moments to Kellyville Village. Flat access, its position in a lovely quiet

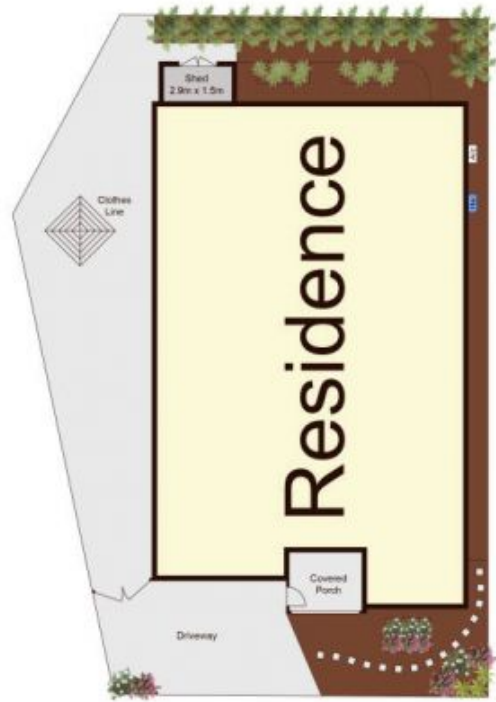
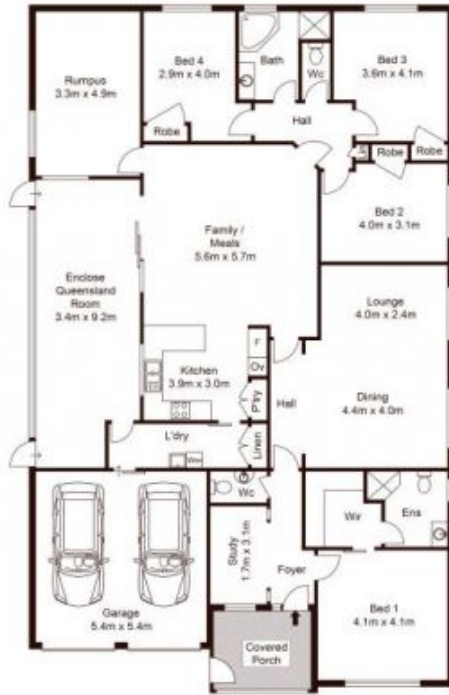
**Price** : \$ 1,112,000  
**Land Size** : 566 sqm  
**View** : <https://www.guardianrealty.com.au/sale/nsw/hills/kellyville/residential/house/5344525>



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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 Xoria Media

3 Harry Gilbank Way, Kellyville

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