



## 8 Molise Avenue Kellyville NSW

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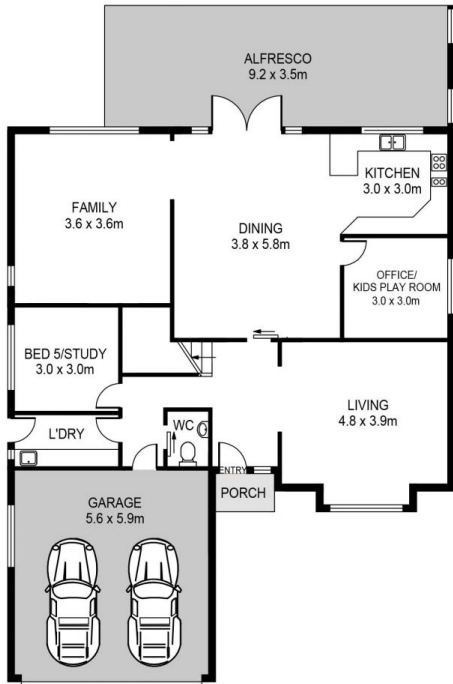
Beautifully poised on a sun-soaked parcel, this family home offers an enviable outdoor lifestyle. Distinct living areas are spread over two floors, with a rumpus upstairs and family, dining and lounge zones below. There's a dedicated study which doubles as an extra bedroom plus a separate playroom which is handy for concealing mess.

The granite kitchen has potential for a butler's pantry and boasts a freestanding gas and electric cooktop with two ovens and a teppanyaki hot plate. Bar seating adds a relaxed feel emphasising easy flow to a covered deck with integrated barbecue set in stone. A timber-topped bar sets the tone for comfortable entertaining. Bedrooms are appointed with a three-way bathroom for children, and parents have the luxury of a spa bath ensuite, sitting area, walk-in and built-in wardrobes. Reach Kellyville Village, Sherwood Ridge Public School and Kellyville High School

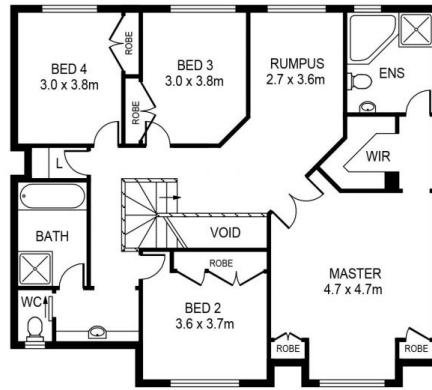
**Price** : \$ 1,400,000  
**Land Size** : 560 sqm  
**View** : <https://www.guardianrealty.com.au/sale/nsw/hills/kellyville/residential/house/5642046>



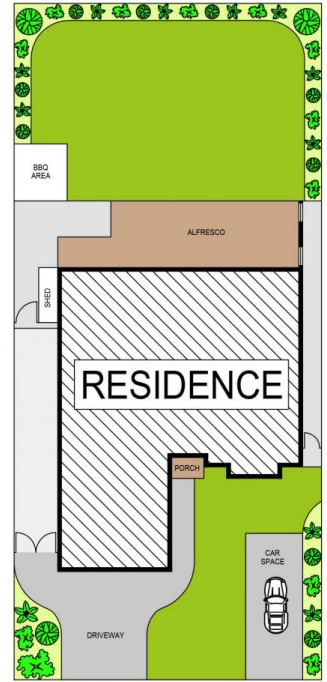
**Simon Kowald**  
 0407 433 660



GROUND FLOOR



FIRST FLOOR



SITE PLAN



## 8 MOLISE AVENUE, KELLYVILLE

**DISCLAIMER:**

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.

