



# guardian



### 3 Diana Avenue Kellyville NSW

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Impeccable detailing and considered edits have transformed this fully renovated family home into an exceptional entertainer's abode. Thoughtful touches grace each room in a layout that is dedicated to comfort. Formal lounge and dining rooms are washed in natural light while the open living zone is wrapped in windows that showcase the picturesque yard destined for making memories with loved ones. Limestone tops the island bench in the elegant kitchen, with Carrara marble preparation surfaces and splashback in the pantry and around the stovetop. The laundry doubles as a scullery which is fitted out for entertaining on a grand scale.

Heated floors come with three bathrooms including the magazine-worthy ensuite with twin basin marble vanity and double shower under a skylight. The master opens to the deck through two sets of double doors creating a relaxed

**Land Size** : 698 sqm  
**View** : <https://www.guardianrealty.com.au/sale/nsw/hills/kellyville/residential/house/5692974>



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Ground 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 Xorix Media

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