



# guardian



## 12 Twickenham Avenue North Kellyville NSW

4 2 2

Spread over a beautifully landscaped and level block, this single storey home has the perfect blend of indoor and outdoor entertaining spaces. The open plan design promotes spacious family living. Contemporary flooring and a modern palette in the kitchen, living and dining zones work together to create a cozy ambience. Caesarstone benchtops frame the light-filled kitchen which includes a large 900mm oven, built-in pantry and a wealth of storage.

Step outside with guests to entertain on a large covered deck with a built-in barbecue, making alfresco dining a relaxed and easy choice. With a park across the street and a large cubbyhouse in the backyard, the kids will enjoy endless entertainment. Conveniently located within a short distance to North Kellyville Square, metro, buses and quality schools.

**Price** : \$ 1,275,000  
**Land Size** : 500 sqm  
**View** : <https://www.guardianrealty.com.au/sale/nsw/hills/north-kellyville/residential/house/5810424>



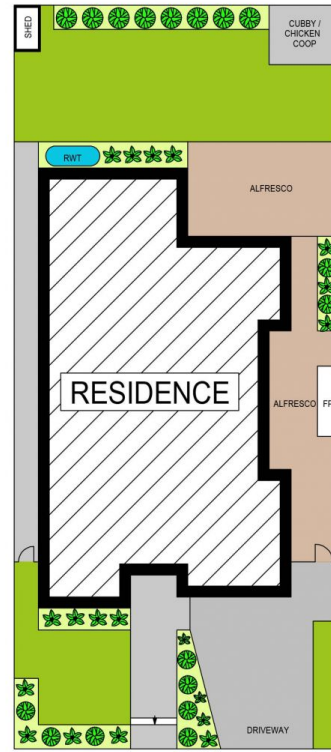
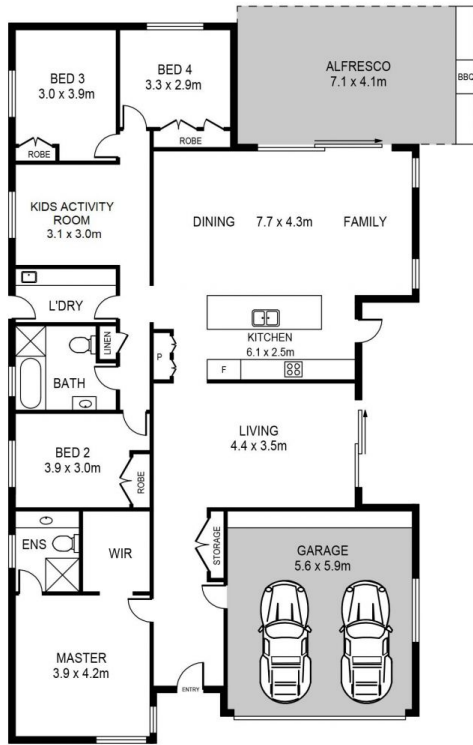
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SITE PLAN

## 12 TWICKENHAM AVENUE, NORTH 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.

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