



**30 Lavender Avenue Kellyville NSW**

5  3  2 

Generous living and entertaining in a quiet residential pocket await with this immaculate family home. An abundance of natural light floods the home, highlighting the clever design which boasts a blend of open plan and private spaces. Formal lounge and dining zones flow to open plan family living and separate rumpus room, offering space for entertaining. A contemporary kitchen with large benchtop and plenty of cupboard space is centrally set to the informal living zones. Step outside to a covered deck perfect for enjoying time with guests, while looking out to the grassy yard and pool.

Stairs lead to four well-sized bedrooms and an upstairs rumpus area, ideal as a teenage retreat. All bedrooms include integrated storage, with the second bedroom enjoying a walk-in wardrobe. The light-filled master suite has his/her robes, a ceiling fan and an ensuite for added

**Price** : \$ 1,405,000

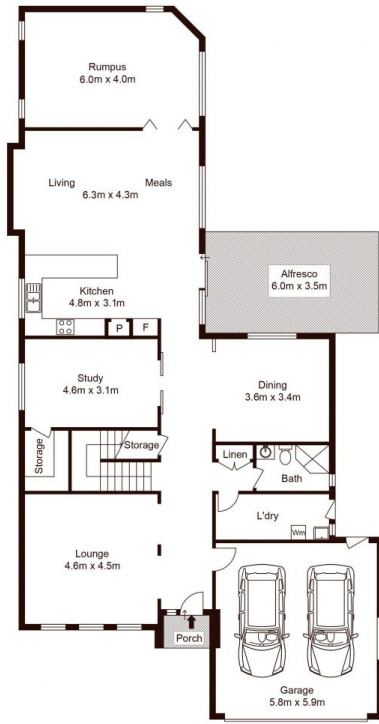
**View** : <https://www.guardianrealty.com.au/sale/nsw/hills/kellyville/residential/house/5926292>



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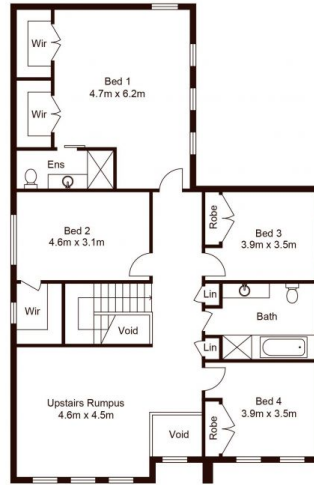
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Ground Floor



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.



First Floor



Site Plan



30 Lavender Avenue, Kellyville

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