



# guardian



## 36 Kinnard Way Kellyville NSW

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Nestled in a whisper quiet location backing bushland, this dual level home is designed for growing families. The Gary Young custom designed home offers an abundance of formal and informal living spaces and is a true entertainer's delight. A recently added breakfast bar, quality SMEG appliances and granite benchtops feature in the centrally set chef's kitchen. Outside is an enviable haven for entertaining family and friends, with doors opening from the rumpus and family zones to a covered deck with a peaceful bush outlook. The deck flows around to a fire-pit, cabana and pool area. Bi-fold doors open from the cabana which is complete with a built-in barbeque and kitchen. Granite tiles surround the electric heated saltwater pool and spa to complete the entertaining area.

Plush carpeted stairs lead to five generously sized bedrooms which all have integrated storage. An oversized

**Price** : \$ 1,660,000  
**Land Size** : 805 sqm  
**View** : <https://www.guardianrealty.com.au/sale/nsw/hills/kellyville/residential/house/5987470>



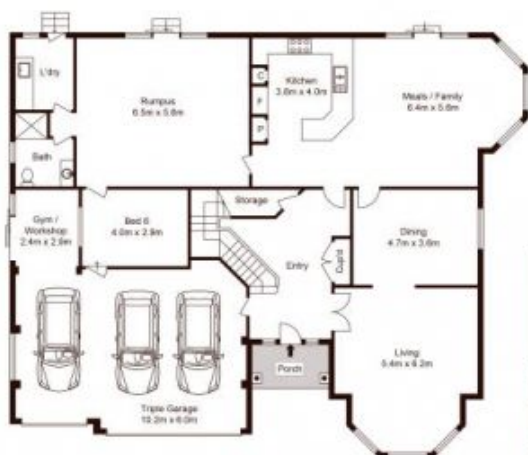
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Ground Floor



First 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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