



## 12 Princess Avenue Kellyville NSW

6  3  2 

Magnificently poised in a quiet Kellyville street, this meticulously maintained family delight offers impressive family living and entertaining. The striking entry exudes grandeur and luxury, with solid timber floors flowing through to the open plan living and dining area. The kitchen is complete with a breakfast bar, built-in pantry and new stainless-steel appliances. Glass sliders open from the family room to a beautiful alfresco area complete with an outdoor kitchen. Stunning gardens surround the home, with the grassy backyard providing an ideal play space for the kids.

A grand staircase leads to five plush carpeted bedrooms with integrated storage. The opulent master bedroom enjoys a retreat area, walk-in wardrobe and renovated designer ensuite featuring floor-to-ceiling tiles and a double shower. A generously-sized upstairs rumpus room makes

**Price** : \$ 1,880,000  
**Land Size** : 652 sqm  
**View** : <https://www.guardianrealty.com.au/sale/nsw/hills/kellyville/residential/house/6327176>



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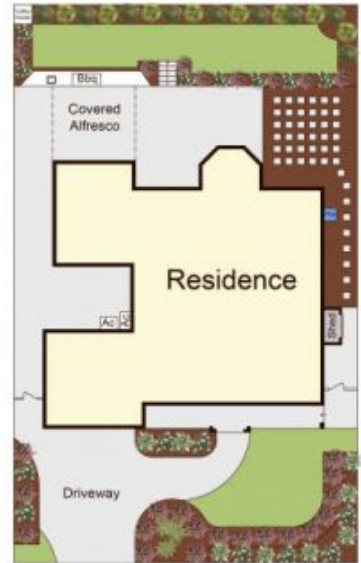
**Daniel Toms**  
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Ground Floor



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.

12 Princess Avenue, Kellyville



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