



## 18 Langford Smith Close Kellyville NSW

4  2  2 

Positioned in a peaceful Kellyville pocket just moments from all amenities, this dual level residence offers the ultimate in family living and entertaining. Spread over two spacious levels, the home boasts multiple light filled living zones including a formal dining zone on entry and a media room for relaxed family movie nights. The centrally-set gourmet kitchen is framed by stone benchtops, includes a built-in pantry and modern stainless-steel cooking appliances. Offering easy flow to alfresco entertaining, glass sliders open from the rear living area to a generous covered entertaining area which overlooks the pool and grassy yard.

An upper-level rumpus room connects four well-sized bedrooms with integrated storage and ceiling fans. A relaxed haven for parents, the master suite includes an additional retreat area, walk-in wardrobe and a modern

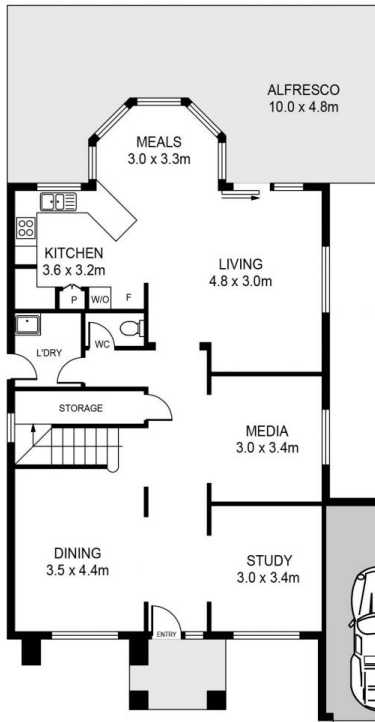
**Land Size** : 583 sqm  
**View** : <https://www.guardianrealty.com.au/sale/nsw/hills/kellyville/residential/house/6694547>



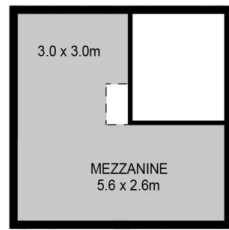
**Luke Bavaro**  
0488 093 292



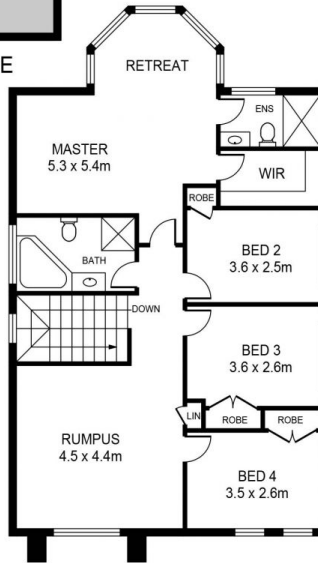
**Simon Kowald**  
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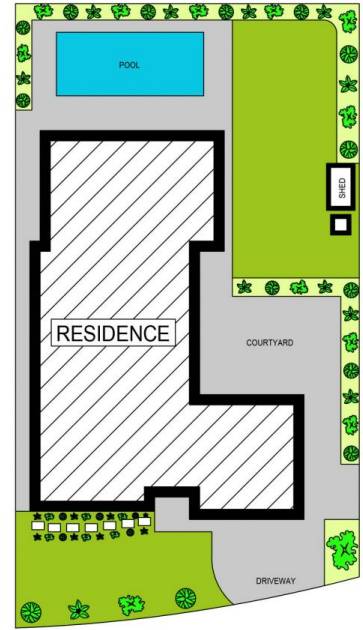
GROUND FLOOR



ABOVE GARAGE



FIRST FLOOR



SITE PLAN



## 18 LANGFORD SMITH CLOSE, 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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