



guardian



11 Aruma Avenue Kellyville NSW

5 3 2

Set back from the road on an easy-care parcel, this conveniently located residence offers huge potential for multi-generational family living or as an ideal investment. The entry level of the home boasts multiple living zones and a study, as well as four well-sized bedrooms with built-in storage. Glass sliders open to a rear alfresco area which leads to a workshop area. The low maintenance yard includes a spacious alfresco area overlooking the pool to be enjoyed in the warmer months, as well as a grassy yard for the kids.

A fully self-contained granny flat with separate access on the upper level offers potential as in-law accommodation or for additional rental income. This ultra-convenient address is an easy drive to Kellyville Village, Kellyville metro, Norwest Business Park and a number of quality schools including William Clarke College. It's also an easy stroll

Land Size : 1043 sqm

View : <https://www.guardianrealty.com.au/sale/nsw/hills/kellyville/residential/house/6718429>



Luke Bavaro
0488 093 292



Simon Kowald
0407 433 660

<https://www.guardianrealty.com.au>

258 Old Northern Road Castle Hill NSW
02 9659 5222



11 ARUMA AVENUE, 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.



guardian
realty