



39 Annabelle Crescent Kellyville NSW

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Peacefully set in an ultra-convenient Kellyville pocket, this flexible family home exudes incredible character and charm right from its façade. The single level floorplan boasts a generous living zone to the right of the entrance, with seamless flow through to a combined kitchen and dining zone. Offering potential as a granny flat or in-law accommodation, there is a rear rumpus room inclusive of a kitchenette and both a bedroom and bathroom positioned close by. The backyard is a true entertainer's haven featuring a rear deck, pool and manicured gardens.

Four well-sized bedrooms with built-in storage make up the formal accommodation of the home. The master bedroom enjoys the luxury of an ensuite while a neat main bathroom serves the home. This family-friendly address is a walk to buses, close to Kellyville metro station, Bernie Mullane Sporting Complex and Kellyville Village. It's also central to

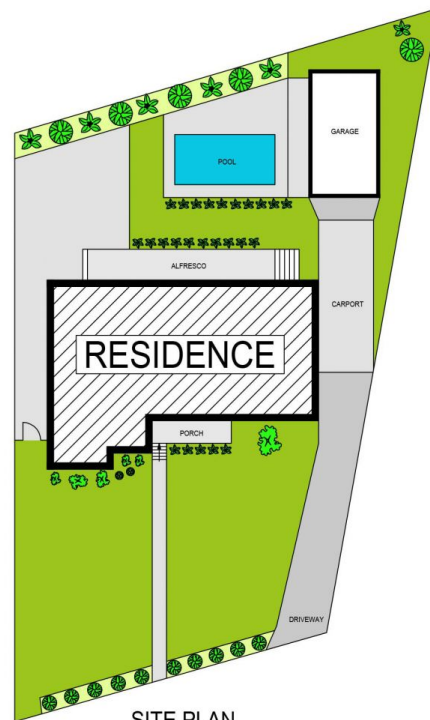
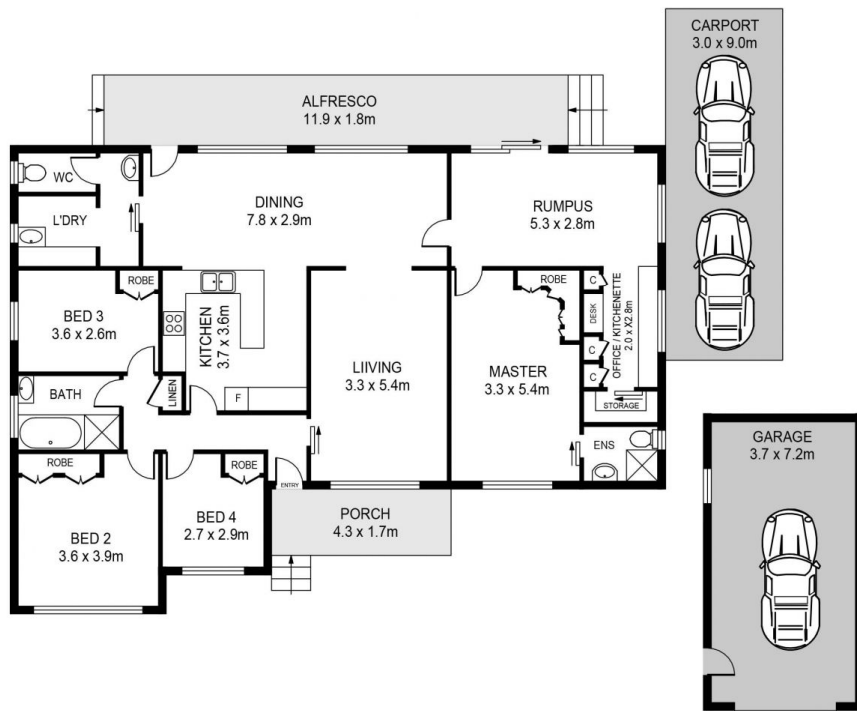
Price : \$ 1,675,000
Land Size : 790 sqm
View : <https://www.guardianrealty.com.au/sale/nsw/hills/kellyville/residential/house/6915943>



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SITE PLAN



39 ANNABELLE CRESCENT, KELLYVILLE

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