



## 45 Marsden Avenue Kellyville NSW

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Enjoying a near-North facing aspect in an ultra-convenient location, this neat single level home boasts exceptional street presence and plenty of space for families. Light-filled living zones include a formal living and dining zone to the left of the entrance, as well as an open plan family and rumpus zone at the rear. The neat kitchen features a gas cooktop, built-in pantry, ample bench space and plenty of storage. Glass sliders open from the rumpus room to an enviable entertainer's alfresco which includes a built-in bar and ceiling fan.

Formal accommodation is spaced down the right wing of the home, with the master suite enjoying the luxury of an ensuite. The other three bedrooms are spaced around a generous main bathroom with potential for renovation. This low maintenance haven is within walking distance to Kellyville metro station and bus stops. It's also moments

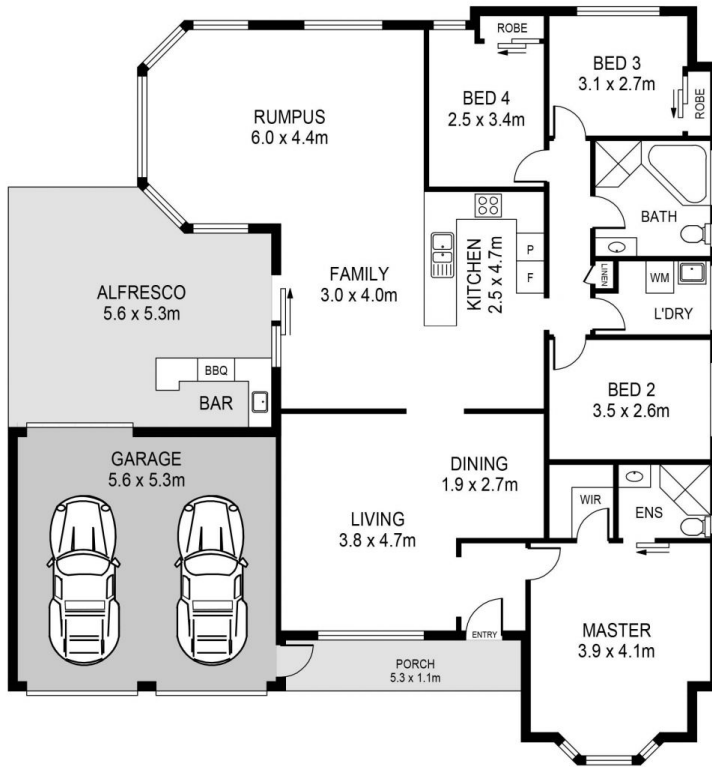
**Price** : \$ 1,580,000  
**Land Size** : 500.1 sqm  
**View** : <https://www.guardianrealty.com.au/sale/nsw/hills/kellyville/residential/house/6992796>



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SITE PLAN



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