



# guardian



## 53 Hayes Avenue Kellyville NSW

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Set on the high side of the street in a convenient Kellyville pocket, this dual level residence offers plenty of living space for growing families. The ground floor opens to a feature entrance way, which leads through to a formal dining zone on the left and living space on the right. An open plan family zone surrounds the neat kitchen while a rear rumpus room opens to an entertainer's pergola. The backyard is both child and pet friendly, with low maintenance landscaping surrounding the manicured lawns.

Upstairs, a generous lounge room with balcony access connects the four well-sized bedrooms. An ensuite complete with a bathtub adds privacy to the master suite while a large main bathroom with a separate toilet serves the other bedrooms. This ultra-convenient address is within walking distance to Kellyville Village and William Clarke

**Price** : \$ 1,525,000  
**Land Size** : 452 sqm  
**View** : <https://www.guardianrealty.com.au/sale/nsw/hills/kellyville/residential/house/7130095>



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