



## 7 Barabati Road North Kellyville NSW

4  2  2 

Boasting a prominent street façade and an enviable corner setting, this spacious family residence is an ideal choice as a low maintenance retreat. Exuding a modern feel throughout, the home is light-filled and completed with a neutral colour palette which adds to the sense of space the multiple living zones provide for growing families. Stone benchtops frame the crisp kitchen which is inclusive of a huge built-in pantry, gas cooktop and plenty of cupboard space. Glass sliders in the living zone open to a covered alfresco which leads to an extended decking complete with a built-in barbecue area and bench setting.

A sun-soaked upper-level rumpus room connects four large bedrooms with integrated storage included in each. A contemporary ensuite serves the master bedroom while a generous main bathroom featuring floor-to-ceiling tiles, a free-standing tub and a separate toilet caters to the

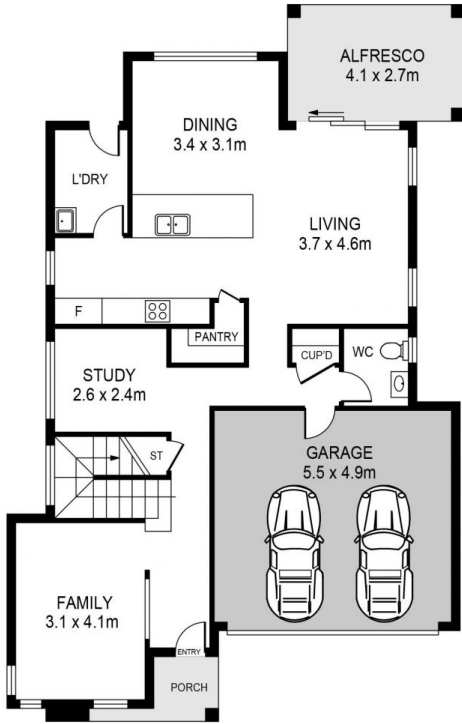
**Price** : \$ 1,450,000  
**Land Size** : 368.2 sqm  
**View** : <https://www.guardianrealty.com.au/sale/nsw/hills/north-kellyville/residential/house/7213028>



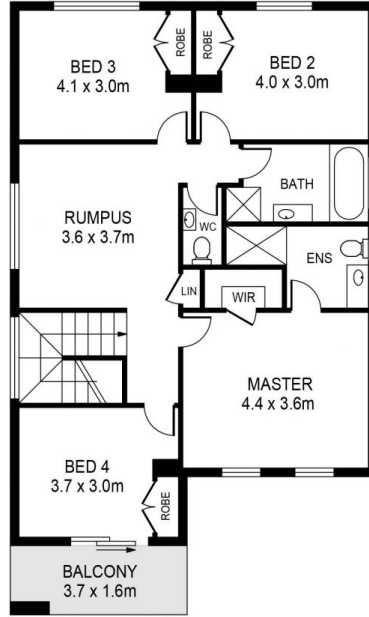
**Luke Bavaro**  
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GROUND FLOOR



FIRST FLOOR



SITE PLAN



7 BARABATI ROAD, NORTH 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.

