



## 116 Hartigan Avenue Kellyville NSW

5  3  2 

Proudly standing amongst other contemporary residences, this immaculate 40 square home ticks the box as an enviable family haven in a convenient locale. Strong street appeal opens to a multi-zoned layout over two levels, with living spaces including a home theatre room, open plan family room and upstairs lounge room. Caesarstone benchtops frame the gourmet kitchen which includes a walk-in pantry to conceal mess, modern cooking appliances and ample storage. Glass sliders from the family and informal meals zone open to a huge covered alfresco complete with a built-in barbecue/outdoor kitchen with stone benchtops. A custom-shaped pool flows seamlessly from the tiled area while the grassy yard provides space for the kids to run and play.

The upper level boasts four queen-sized bedrooms with integrated storage included in each. The master suite

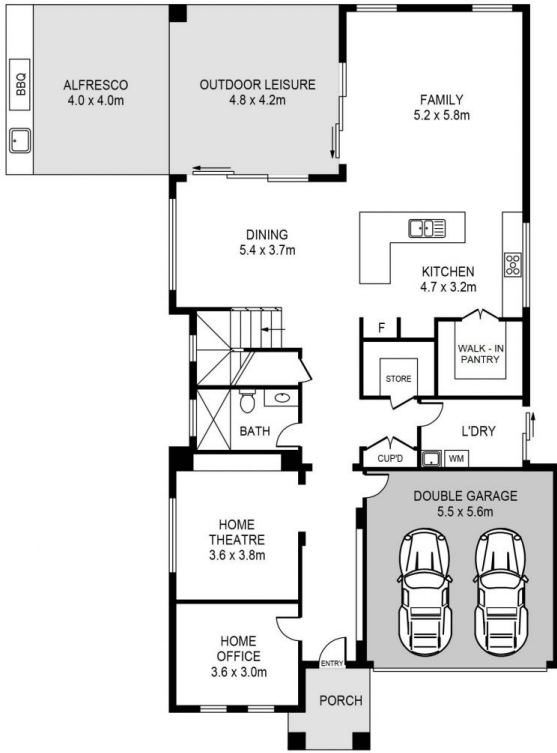
**Price** : \$ 2,456,000  
**Building Size** : 314 sqm  
**Land Size** : 713 sqm  
**View** : <https://www.guardianrealty.com.au/sale/nsw/hills/kellyville/residential/house/7466733>



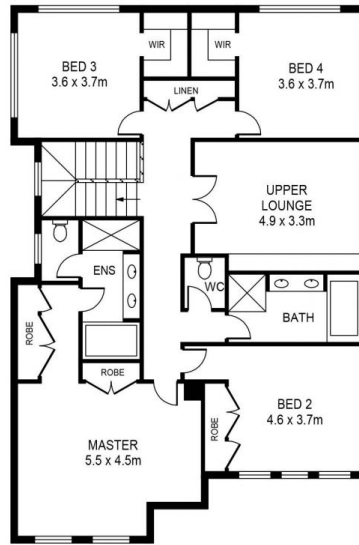
**Aaron Godfrey**  
0422 081 888



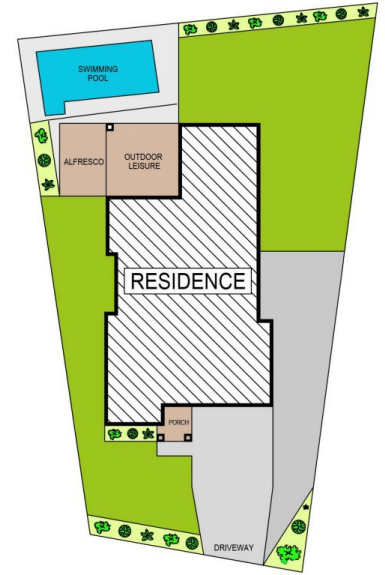
**Sam Schwarz**  
0423 731 015



GROUND FLOOR



FIRST FLOOR



SITE PLSN

116 HARTIGAN AVENUE, KELLYVILLE

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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.

