



## 14 Mediati Avenue Kellyville NSW

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Enviably located moments from all amenities, this neat single level home is the perfect opportunity to enter the market or add to the portfolio. Sun-drenched interiors feature a living and dining zone to the right of the entry as well as an open family zone with outdoor access. A tiled splashback, built-in pantry, induction cooktop, plenty of cupboard space and ample bench space make food preparation and cooking easy in the neat kitchen. Glass sliders open to a covered decking ideal for hosting family and friends. The child-friendly backyard has plenty of space for play equipment or to continue creating an outdoor oasis.

Three well-sized bedrooms are positioned surrounding the tidy three-way bathroom which includes floor-to-ceiling tiles in the shower and bath section. This ultra-convenient address is a short stroll from childcare, Kellyville Public

**Price** : \$ 1,610,000  
**Land Size** : 734 sqm  
**View** : <https://www.guardianrealty.com.au/sale/nsw/hills/kellyville/residential/house/7600184>



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SITE PLAN  
(NOT TO SCALE)



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### Disclaimer

Floor Plan measurements are approximate and are for illustrative purposes only. While we cannot doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



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