



**86 Ballymore Avenue North Kellyville NSW**

4  3  2 

Impressive right from its stunning street presence, this luxuriously appointed residence is the epitome of Hills living. Perfectly presented exteriors open to breathtaking interiors, where freshly painted walls are highlighted by three statement diamond cut crystal chandeliers and an abundance of natural light. The free-flowing floorplan features a formal lounge to the left of the grand entry as well as an enviable formal dining room complete with a statement bar. The tiled ground floor continues through to the informal living and dining zone which wraps the gourmet kitchen. Quality Caesarstone benchtops, a large walk-in pantry, island bench setting and quality cooking appliances make food preparation and cooking an absolute treat. Double glass doors from the open meals and family zone offer seamless flow to alfresco entertaining on the covered patio or rear decking.

**Price** : \$ 1,405,000

**View** : <https://www.guardianrealty.com.au/sale/nsw/hills/north-kellyville/residential/house/7752096>



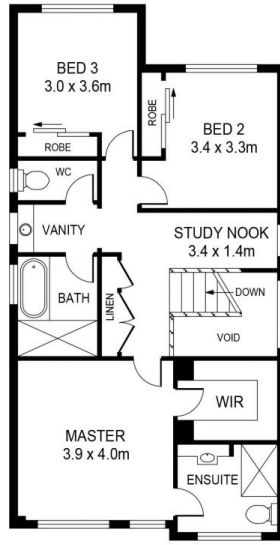
**Simon Kowald**  
0407 433 660



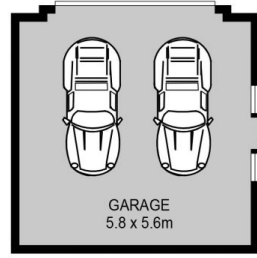
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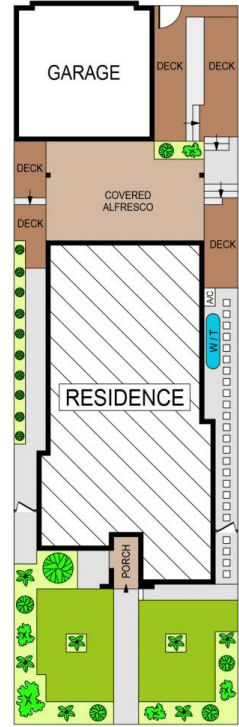
GROUND FLOOR



FIRST FLOOR



GARAGE  
5.8 x 5.6m



SITE PLAN



86 BALLYMORE AVENUE, 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.

