



## 41 Kumbatine Crescent North Kellyville NSW

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Nestled in a tranquil enclave, this dual-level residence offers both space and sophistication on an easy-care parcel. Exceptional street presence opens to a multi-zoned floorplan, with various living zones on the lower-level offering plenty of room to spread out and relax. A formal lounge room to the left of entry offers potential as a media room, while open living spaces at the rear are flooded with natural light, perfect for relaxed living. Caesarstone benchtops frame the gourmet kitchen which includes a large walk-in pantry, island bench setting, modern cooking appliances, ample bench space and plenty of storage. Glass sliders from the kitchen open to a covered alfresco perfect for enjoying a meal outdoors with friends while enjoying views to the landscaped backyard.

**Price** : \$ 2,030,000

**View** : <https://www.guardianrealty.com.au/sale/nsw/hills/north-kellyville/residential/house/7922634>

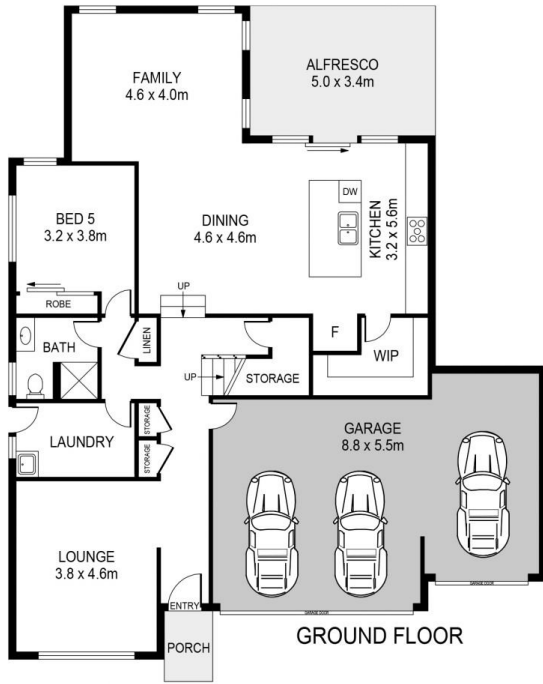


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Upstairs, an expansive rumpus room connects four queen-sized bedrooms, each equipped with integrated



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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.

