



**22 Whitley (off Rocks St) Avenue Kellyville NSW**

4 2 2

Perfect for first home buyers or those looking to downsize is this neat 4 bedroom home. Offering a low maintenance lifestyle and excellent location in close proximity to upcoming Bella Vista train station, local shops and schools.

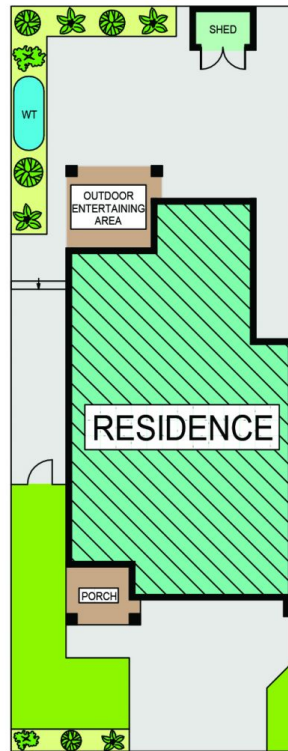
**Price** : \$ 880,000  
**Land Size** : 249 sqm  
**View** : <https://www.theavenurealestate.com.au/4802515>

**Featuring:**

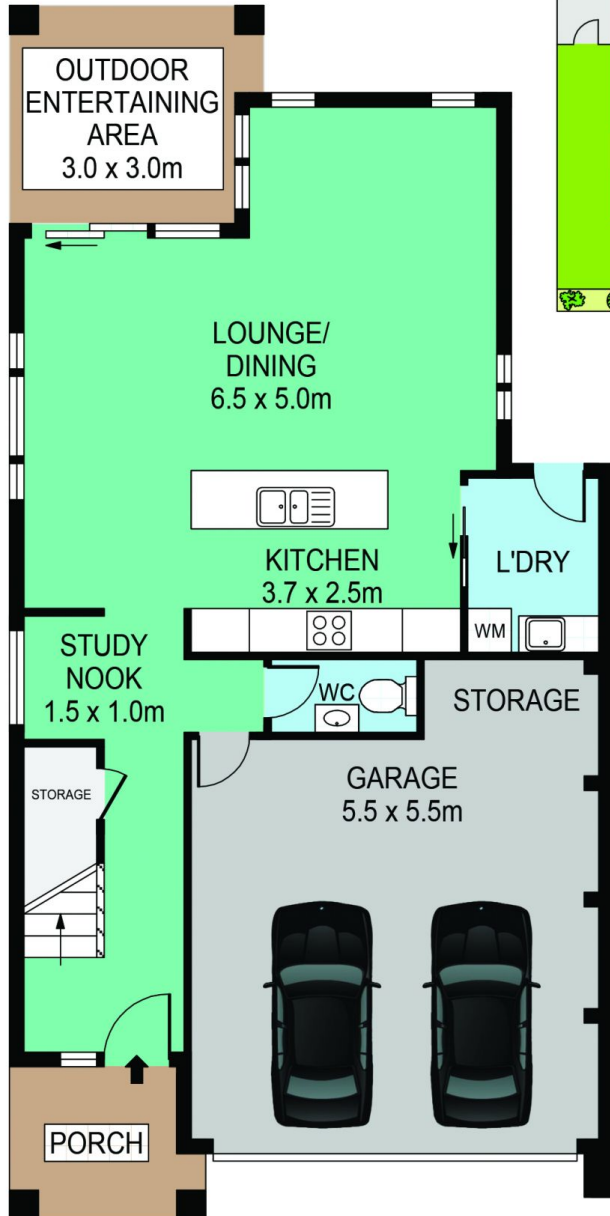
- Kitchen with stone benchtops, stainless steel appliances and gas cooktop
- Open plan lounge and dining rooms
- Downstairs study nook
- Master bedroom with walk in robe and ensuite bathroom
- Three other generous bedrooms, all with built in robes
- Paved rear courtyard
- Double car garage with internal access
- Easy care flooring, ducted air conditioning



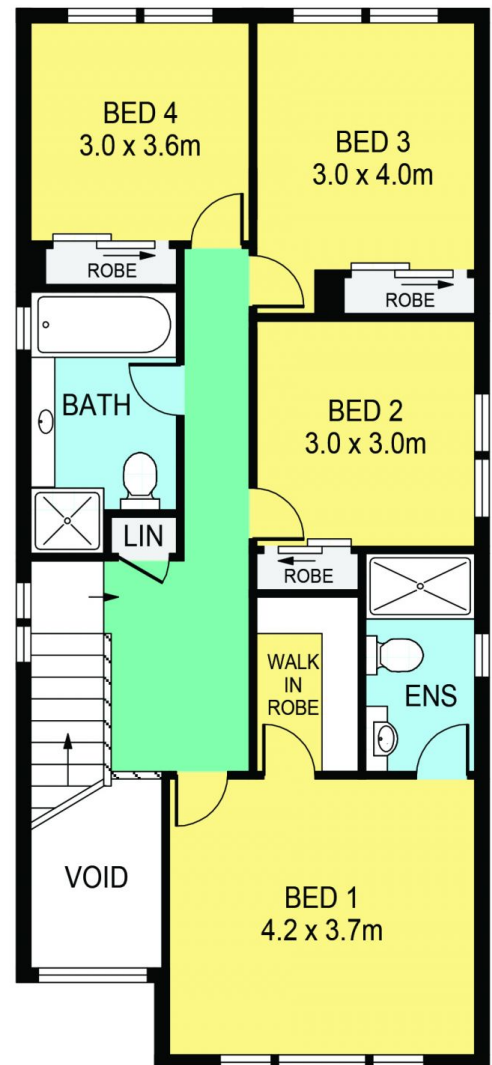
**Chris De Celis**  
02 9634 3444



SITE PLAN



GROUND FLOOR



FIRST FLOOR

## 22 WHITLEY AVENUE, 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 INQUIRES.