



**23 Timbarra Avenue Kellyville NSW**

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Brimming with contemporary style is this sun-drenched single level family residence that has been carefully designed with entertaining in mind. Offering a seamless open plan layout featuring corner bi-fold doors flowing to the beautiful alfresco area, you will be impressed with the functionality at hand!

**Price** : \$ 1,065,000  
**View** : <https://www.theavenurealestate.com.au/480270>  
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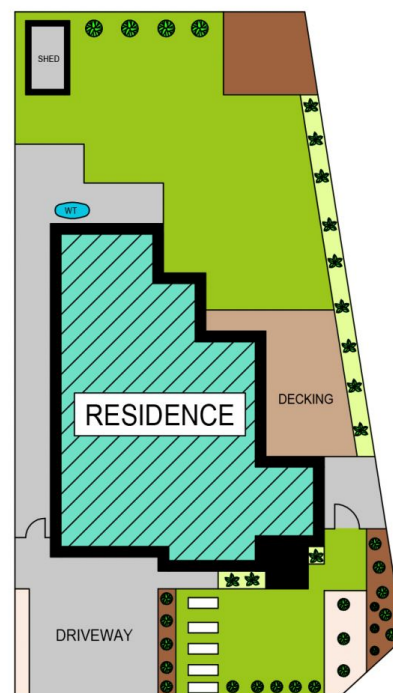
Conveniently positioned within walking distance to local and city express bus stops, North Kellyville Square and close proximity to Rouse Hill Town Centre & the upcoming Train Station this property ticks all the boxes and is a MUST see this Saturday!



**Chris De Celis**  
**02 9634 3444**

Other features include:

- Spacious master bedroom boast walk-in wardrobe and elegant ensuite with double vanity



SITE PLAN

## 23 TIMBARRA 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 INQUIRIES.