



**1/3 Mardi Court Kellyville NSW**

3 2 2

Located in the highly sought after Duncraig Estate is this immaculately presented torrens title home. Situated on a rare corner block and with only one common wall ensuring nothing but peace and privacy!

**Price** : \$ 935,000

**View** : <https://www.theavenurealestate.com.au/4813712>

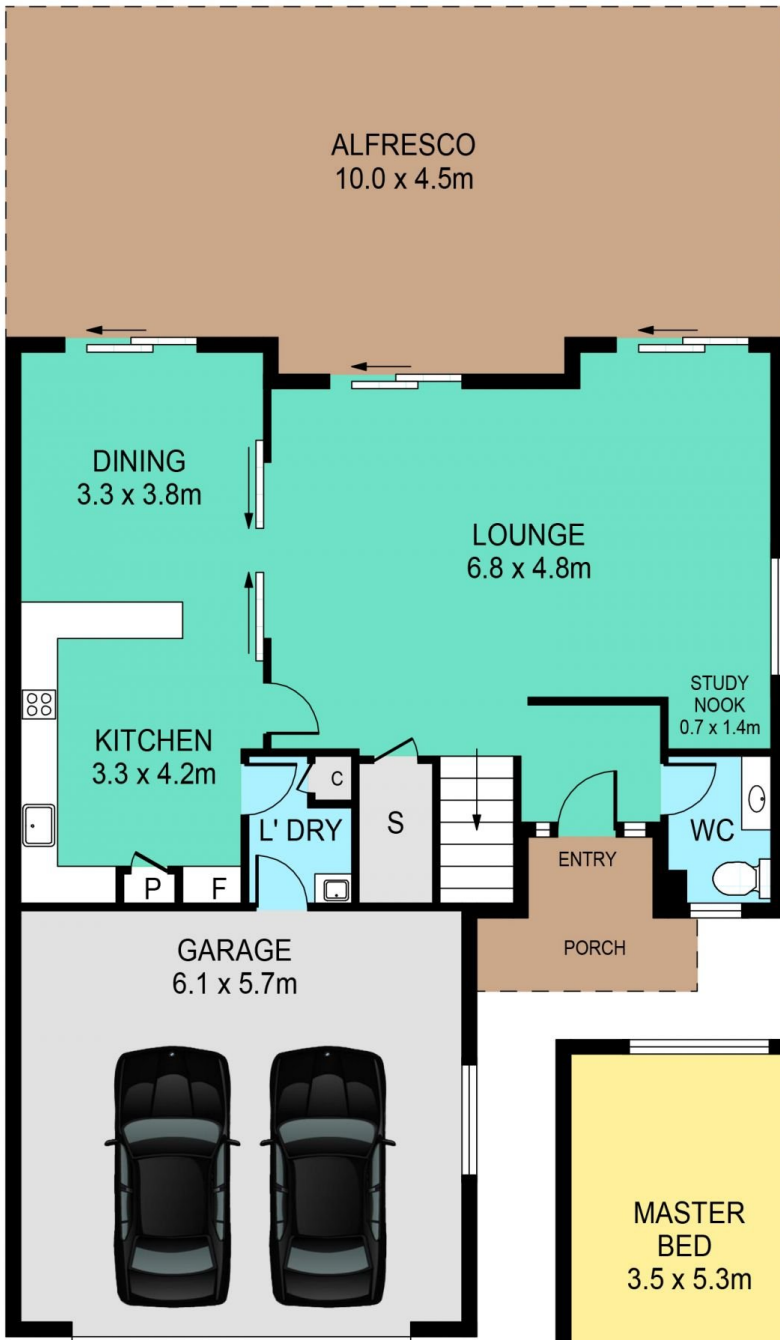
Boasting an abundance of space for a family to enjoy or first-home buyers looking to get a foot into the property market the home features generously proportioned rooms with a versatile layout and is within easy walking distance to William Clarke College and Sherwood Ridge Public School, plus nearby shopping centres and public transport links this fantastic opportunity is one not to be overlooked.



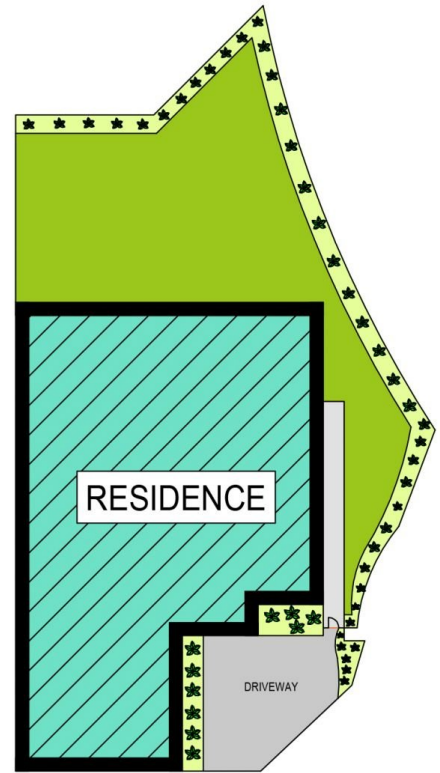
**Chris De Celis**  
**02 9634 3444**

Featuring:

- Master bedroom with walk in robe & ensuite bathroom
- Two other generously sized bedrooms, all with built-in



GROUND FLOOR



SITE PLAN



FIRST FLOOR

## 1/3 MARDI COURT 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.