



### 69 Marella Avenue Kellyville NSW

4 2 2

Positioned on the high side of the street in a family friendly neighbourhood, is this beautifully presented four bedroom home. Located within walking distance to Bernie Mullane Sports Complex, plus in the catchment for Sherwood Ridge Primary School, this property has everything a growing family could need.

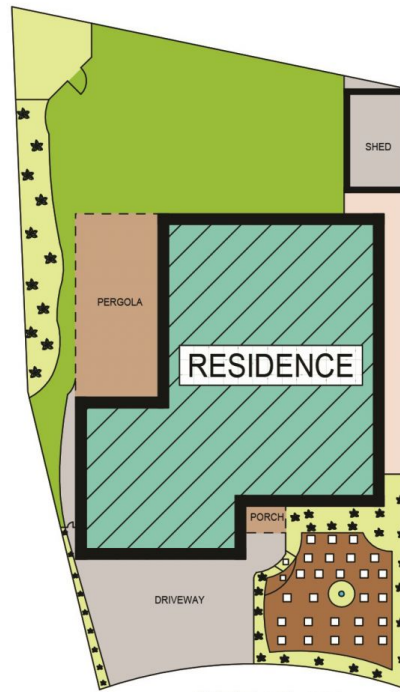
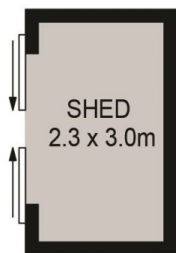
#### Featuring:

- Generous and bright modern kitchen with stone benchtops, double oven, gas cooktop and walk in pantry
- Large lounge room and family/meals area off kitchen
- Four bedrooms, master with walk in robe and ensuite bathroom
- Undercover outdoor entertaining area overlooking the flat, grassy rear yard
- Double lock up garage with internal access
- Ducted air-conditioning, plus ceiling fans in bedrooms

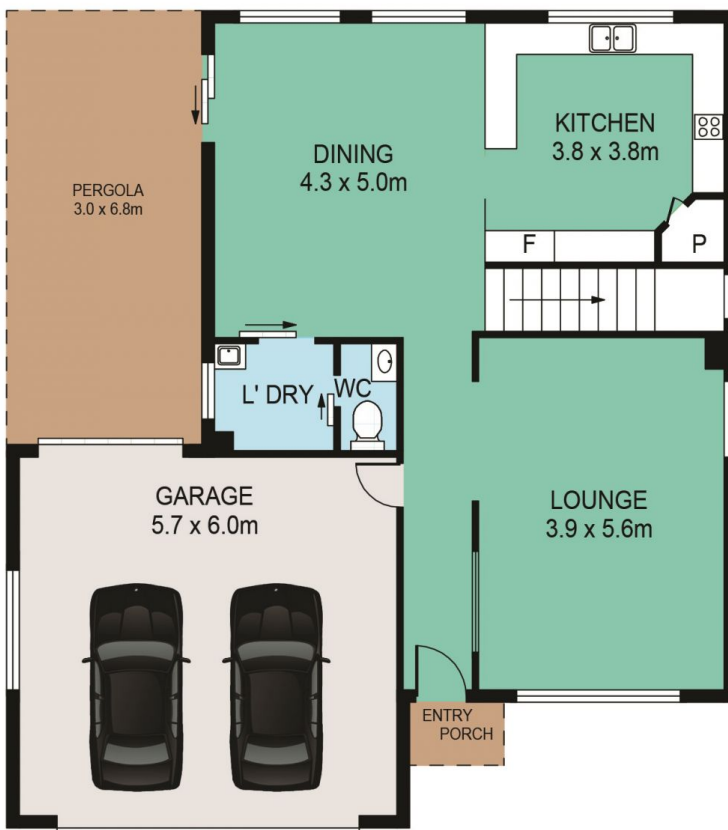
**Price** : \$ 1,045,000  
**Land Size** : 450 sqm  
**View** : <https://www.theavenuerealestate.com.au/4813716>



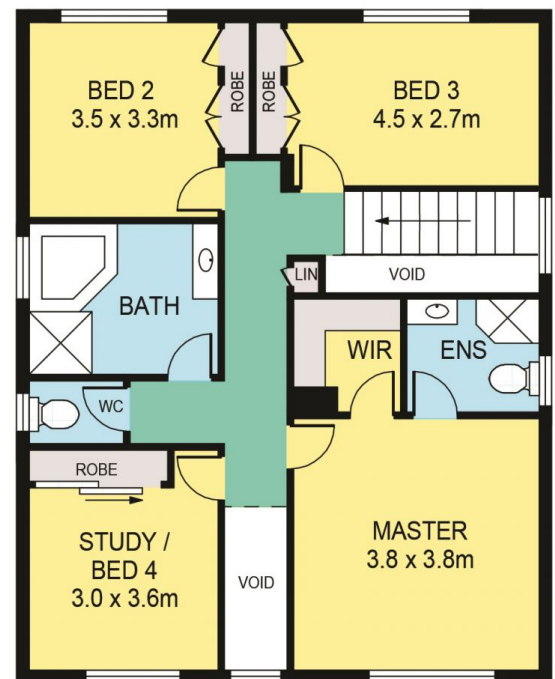
**Chris De Celis**  
**02 9634 3444**



SITE PLAN



GROUND FLOOR



FIRST FLOOR

## 69 MARELLA 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.