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**THE**  
**AVENUE**  
REAL ESTATE



#### 45 Wattleridge Crescent Kellyville NSW

5 3 2

Located amongst other prestige properties is this newly built, contemporary family home. With a modern luxe design palette, open plan design and outdoor entertaining area, a property of this style and quality is hard to find.

**View :** <https://www.theavenuerealestate.com.au/4852230>

#### Featuring:

- Stunning entertainers kitchen with 60mm stone waterfall island bench, quality stainless steel appliances, ample storage space and walk in pantry, wine fridge is not included
- Open plan living and dining room and upstairs rumpus room with study nook
- Master bedroom with walk-in robe and stylish ensuite bathroom
- Three other spacious bedrooms upstairs, all with built-in wardrobes
- Fifth bedroom located downstairs with built in robe, and



**Mahhab Habkhouk**  
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