



**24 Botanical Drive Kellyville NSW**

4 2 2

Located in a quiet, leafy street is this well presented four bedroom family home. With a vast undercover outdoor entertaining area, spa and private mature gardens and landscaping, this property is an entertainers dream!

**Price** : \$ 1,085,000  
**Land Size** : 450 sqm  
**View** : <https://www.theavenuerealestate.com.au/4993999>

**Featuring:**

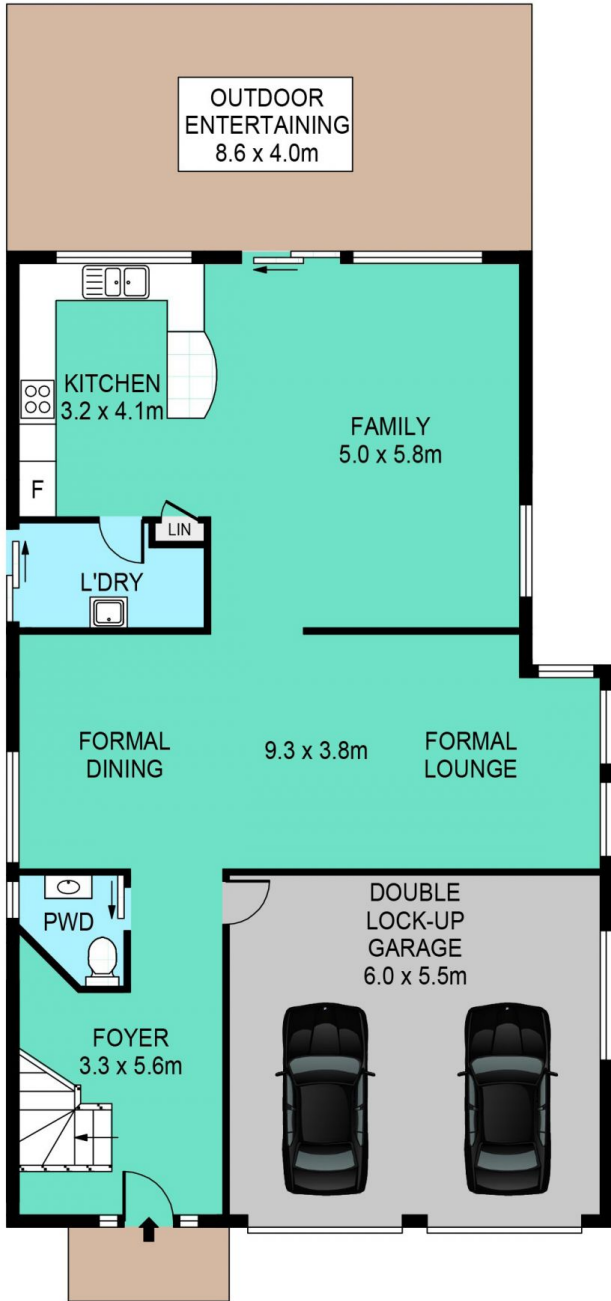
- U-Shaped Kitchen with an outlook to the backyard, gas cooktop and stainless steel appliances
- Formal lounge and dining rooms, plus large family room off the kitchen
- Four generous bedrooms, master with walk in robe and ensuite bathroom
- Upstairs rumpus room
- Double lock up garage with internal access
- Undercover outdoor entertaining area with water feature and tranquil gardens
- Outdoor spa bath with custom built decking and



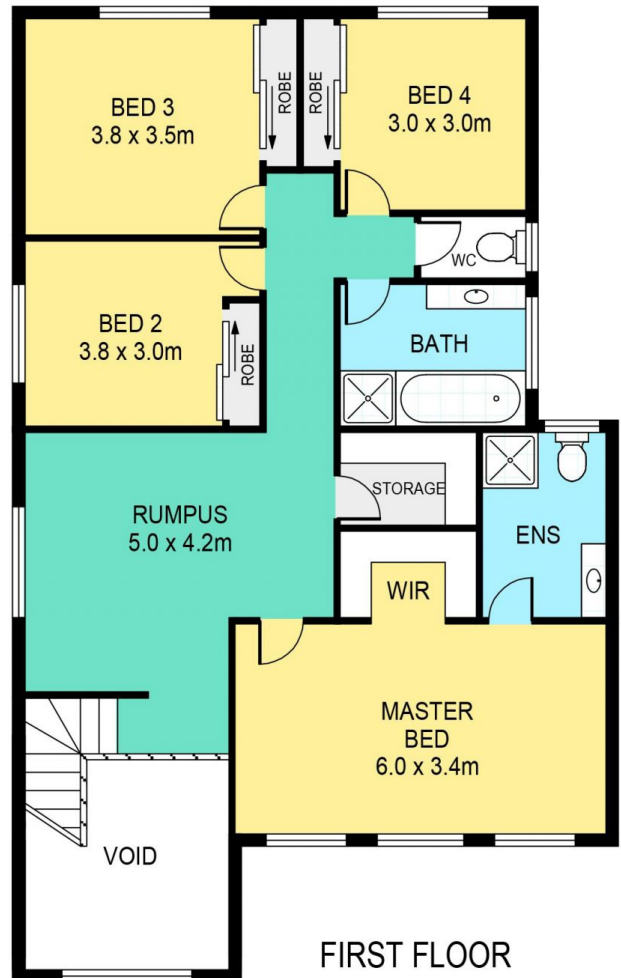
**Chris De Celis**  
02 9634 3444



SITE PLAN



GROUND FLOOR



FIRST FLOOR

## 24 BOTANICAL DRIVE, 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.