



18 Patterson Avenue Kellyville NSW

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Positioned on a 755m² block is this generous family home, held by the current owners for close to 30 years. Well located within walking distance to quality primary and secondary schools, plus Kellyville Village and city express bus stops, the location and convenience of this property is hard to beat.

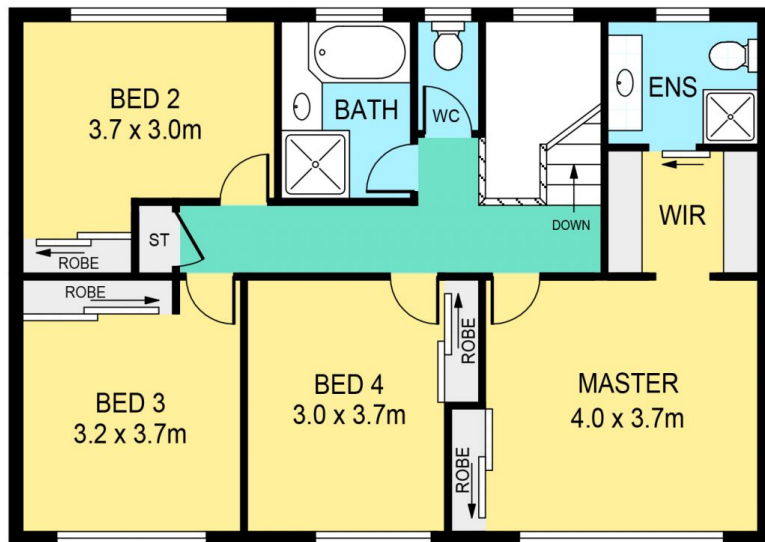
Price : \$ 1,300,000
Land Size : 755 sqm
View : <https://www.theavenurealestate.com.au/5027833>

Featuring:

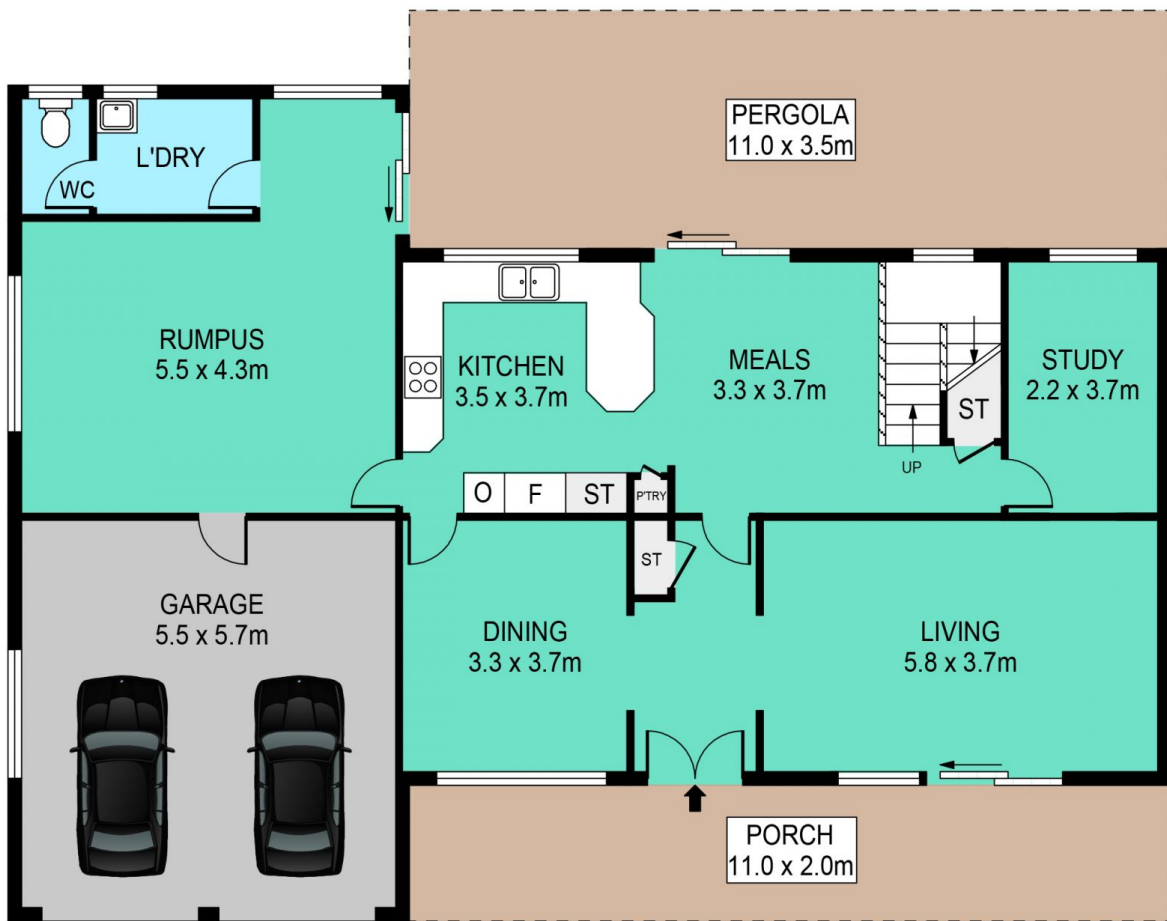
- Practical layout downstairs with separate dining and lounge rooms with access to the front porch
- Modern kitchen with adjoining meals area overlooking the backyard with wall oven, stone benchtops and plenty of storage
- Generous rumpus room, plus downstairs study
- Four large bedrooms upstairs, all with built in robes plus master with ensuite bathroom
- Family bathroom upstairs with separate bath, shower and



Chris De Celis
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FIRST FLOOR



GROUND FLOOR

INTERNAL 198m²
 EXTERNAL 60m²
 GARAGE 31m²

APPROXIMATE SIZES

18 PATTERSON 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.