



### 18 Patterson Avenue Kellyville NSW

4 2 2

Positioned on a 755m<sup>2</sup> 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.

#### 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

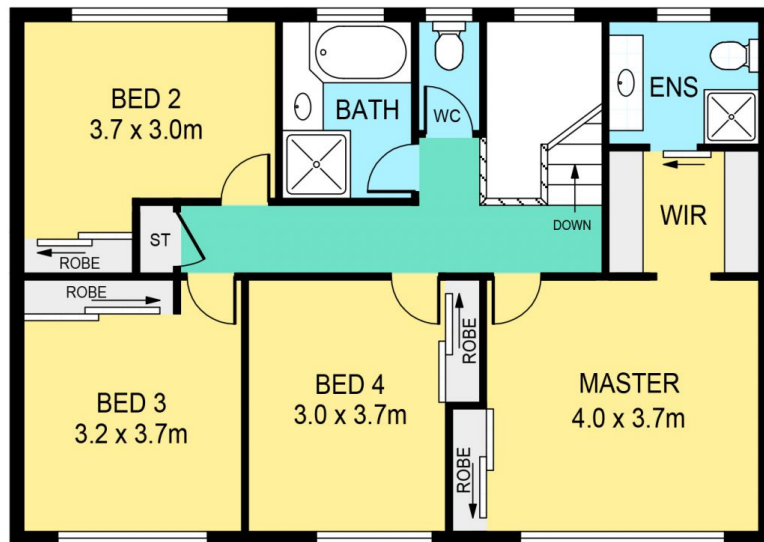
**Price** : \$ 1,300,000

**Land Size** : 755 sqm

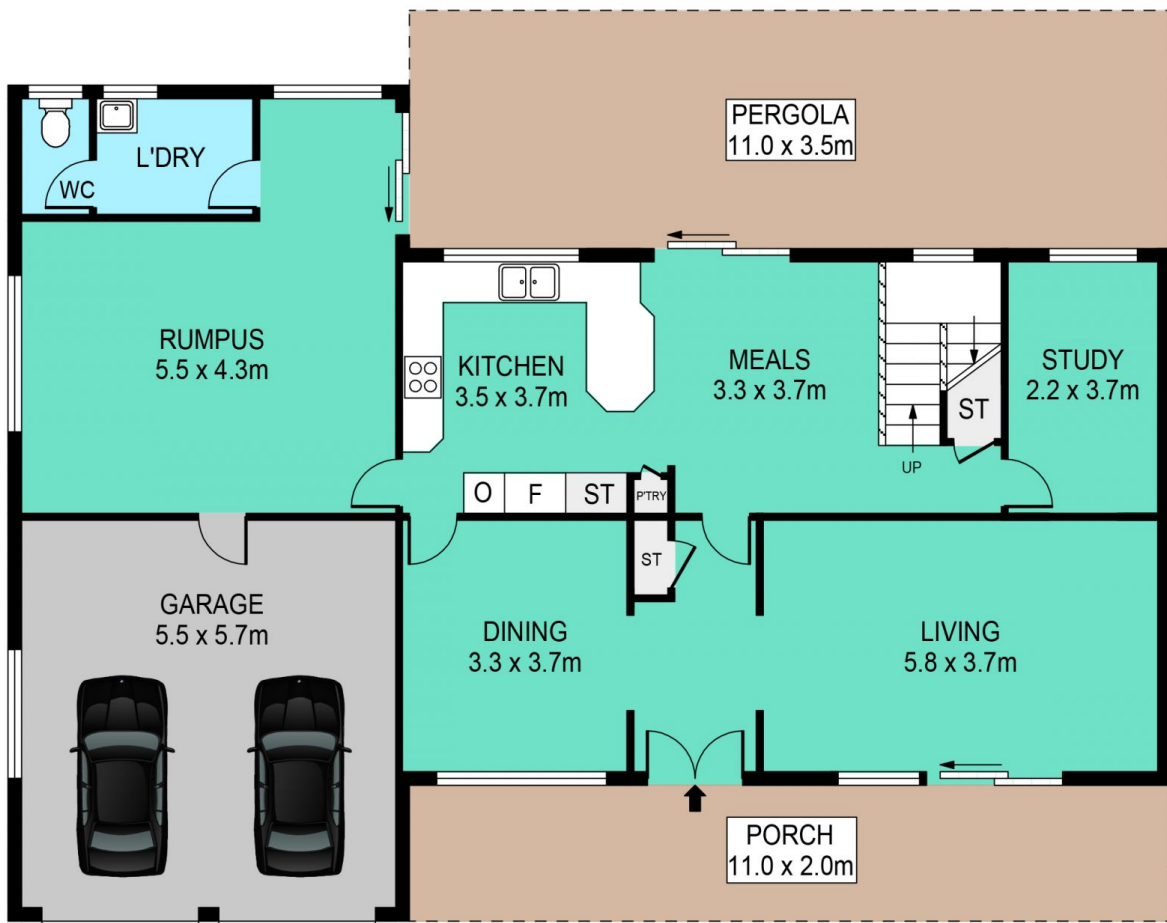
**View** : <https://www.theavenuerealestate.com.au/5027833>



**Chris De Celis**  
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FIRST FLOOR



GROUND FLOOR

INTERNAL 198m<sup>2</sup>  
EXTERNAL 60m<sup>2</sup>  
GARAGE 31m<sup>2</sup>

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.