



## 20 Blue Bell Circuit Kellyville NSW

4 2 2

Positioned in a highly sought after pocket of Kellyville is this immaculately presented double storey residence with a backyard that is made for family fun & entertainment and is perfect for a growing family. With a functional layout & being in close proximity to quality local parks, multiple schools, Kellyville Metro Station, local shops including Kellyville Plaza & Rouse Hill Town Centre and easy public transport this property ticks all the boxes and is a MUST see this weekend!

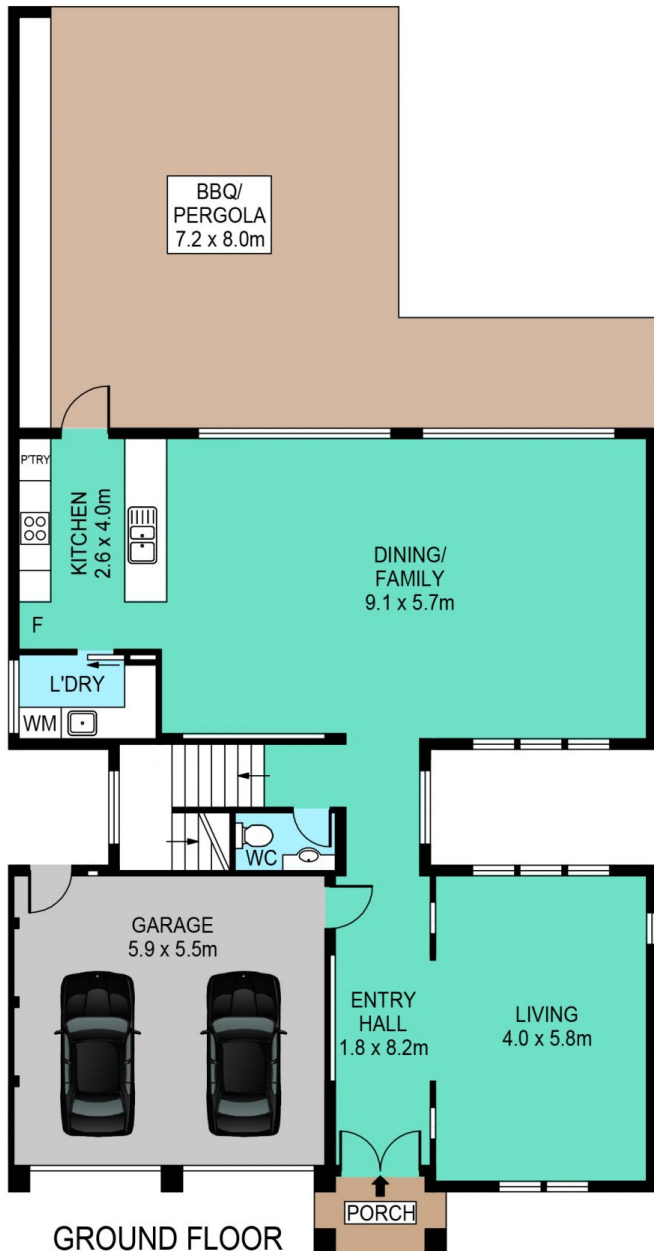
### Featuring:

- Stylish kitchen with gas cooking, stainless steel appliances and plenty of cupboard and storage space
- Light filled meals area conveniently located off the kitchen
- Master bedroom retreat with walk-in robe plus ensuite

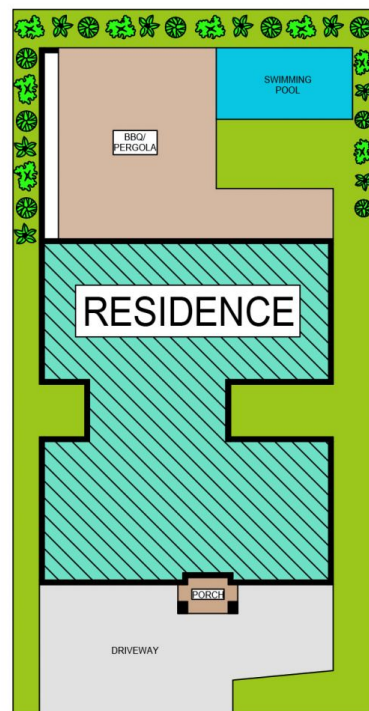
**Price** : \$ 1,300,000  
**Land Size** : 464 sqm  
**View** : <https://www.theavenuerealestate.com.au/5038687>



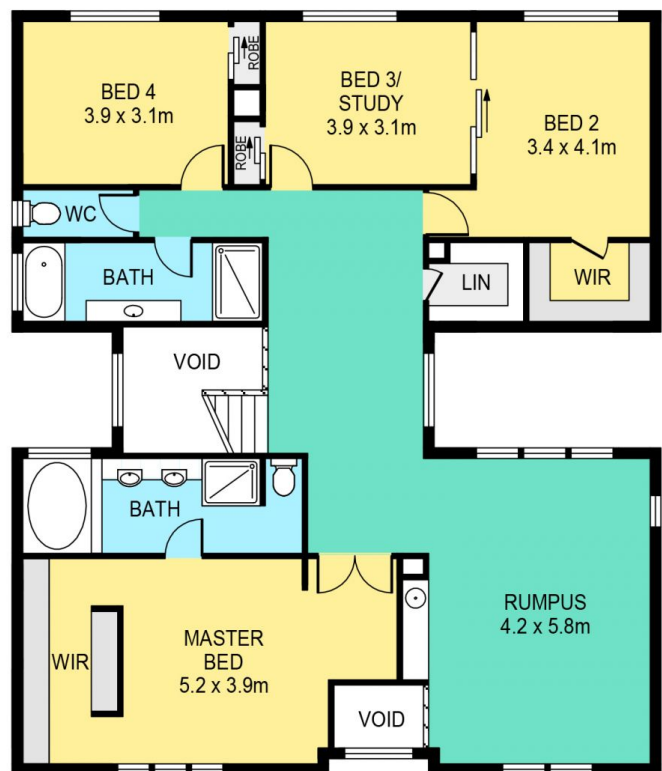
**Chris De Celis**  
**02 9634 3444**



GROUND FLOOR



SITE PLAN



FIRST FLOOR

INTERNAL 250m<sup>2</sup>  
EXTERNAL 71m<sup>2</sup>  
GARAGE 32m<sup>2</sup>

APPROXIMATE SIZES

## 20 BLUE BELL CIRCUIT, 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.