



### 39 Acres Road Kellyville NSW

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Located on just under 700 sqm, adjoining Mawarra Reserve, this single level 4 bedroom private oasis is perfect for the young family or downsizers looking for central location in the sought after Kellyville Village Precinct.

The property features:

- Open plan layout with good size lounge and dining area featuring ceiling fans and large DC reverse cycle air conditioning.
- Practical kitchen with adjoining family/meals area
- Master bedroom with fully fitted out built in robes, split system reverse cycle air conditioning and ceiling fan
- Three additional bedrooms, one currently fitted out as Home Office, featuring built ins and ceiling fans.
- Large recently updated family bathroom with shower, bath and separate w/c.

**Price** : \$ 1,001,000  
**Land Size** : 697 sqm  
**View** : <https://www.theavenuerealestate.com.au/5103674>



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



## 39 ACRES ROAD, 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.

INTERNAL	114 sqm
EXTERNAL	89 sqm
GARAGE	18 sqm