



49 Lycett Avenue Kellyville NSW

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Set in a premium location in Kellyville and beautifully maintained by the current owners, this single level home has a practical layout, fabulous outdoor entertaining area and desirable location with many quality schools only moments away. Only a few minutes walk to the New Kellyville Metro Station with path access, this property is perfect for a family looking for comfort & convenience all in one. This is a MUST see property this Saturday so don't miss out!

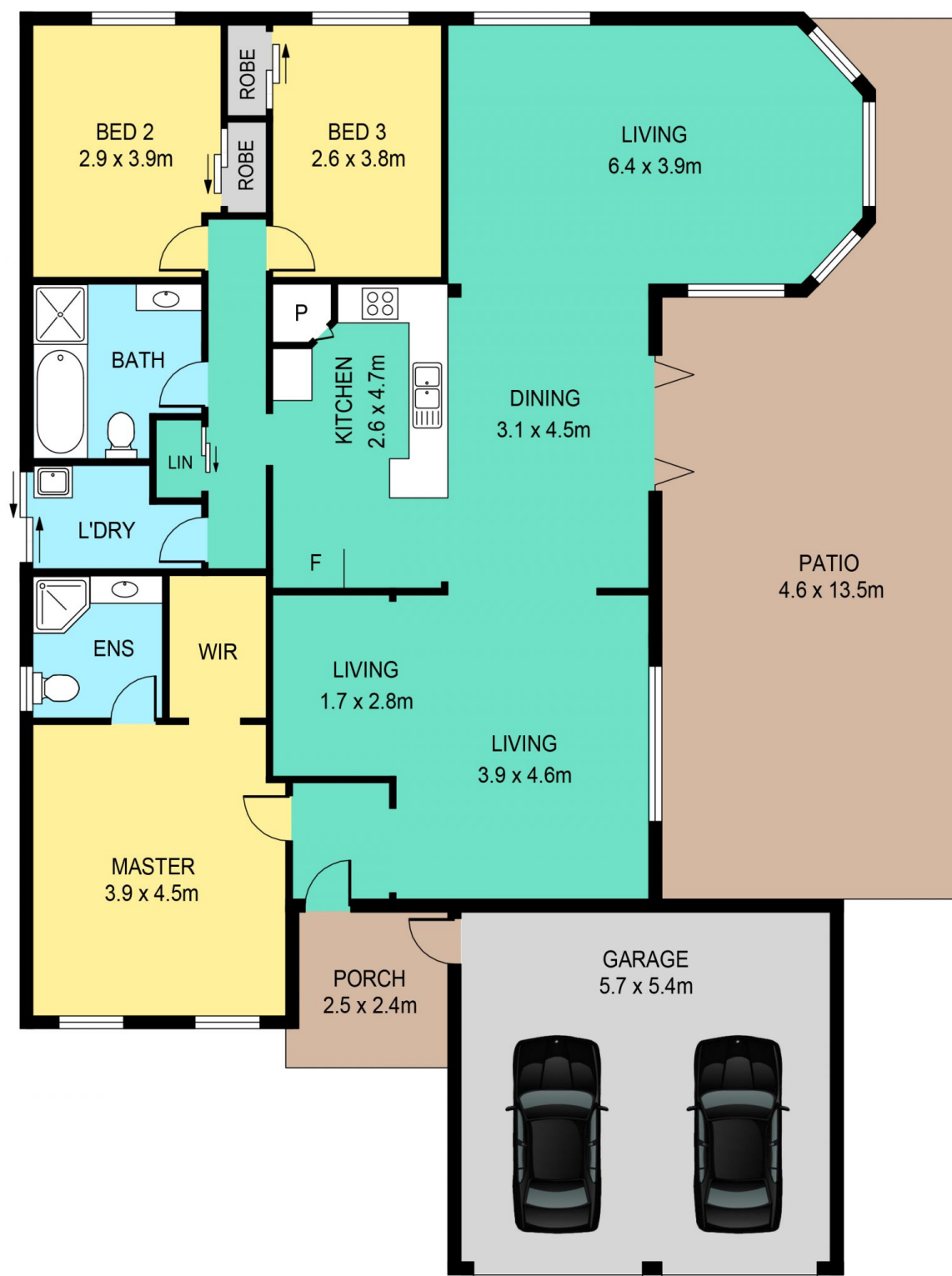
Featuring:

- Large U-shaped kitchen with long breakfast bar, stainless steel appliances and plenty of cupboard space
- Dining area conveniently located off the kitchen, plus meals & living area at the front of the home & a generous rumpus room at the rear of the home giving the family

Price : \$ 977,000
Land Size : 450 sqm
View : <https://www.theavenuerealestate.com.au/5171682>



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49 LYCETT 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.

INTERNAL	147 sqm
EXTERNAL	55 sqm
GARAGE	31 sqm