



**10 Broughton Court Kellyville NSW**

4 2 2

If you have been patiently waiting for your dream home to come onto the market, the wait is over.

Proudly positioned in a whisper quiet cul-de-sac location in the highly sought after "Duncraig Estate" & surrounded by other luxury homes is this flawlessly presented, dress circle position residence that boasts enormous family appeal & offers a relaxed lifestyle that is often sought but rarely found.

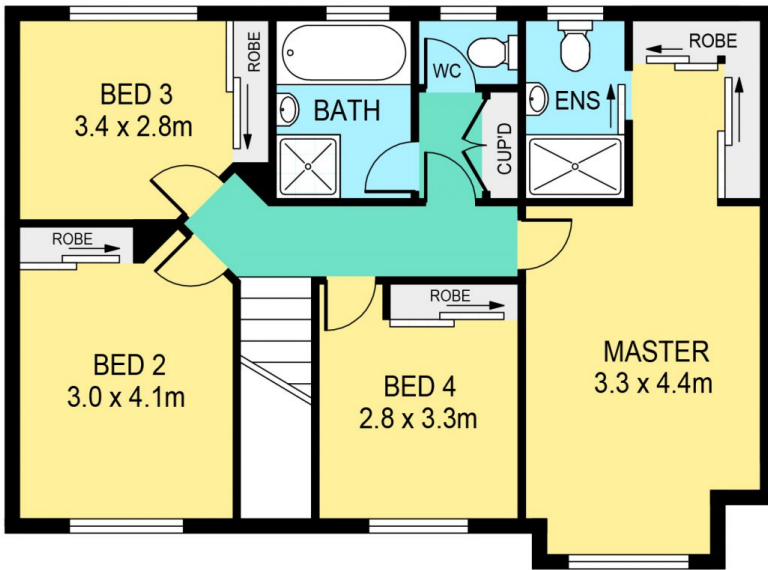
With commanding street appeal and within a short distance to William Clarke College and Sherwood Ridge Public School, plus nearby shopping centres and public transport links this property is a standout property and is not to be missed.

Features:

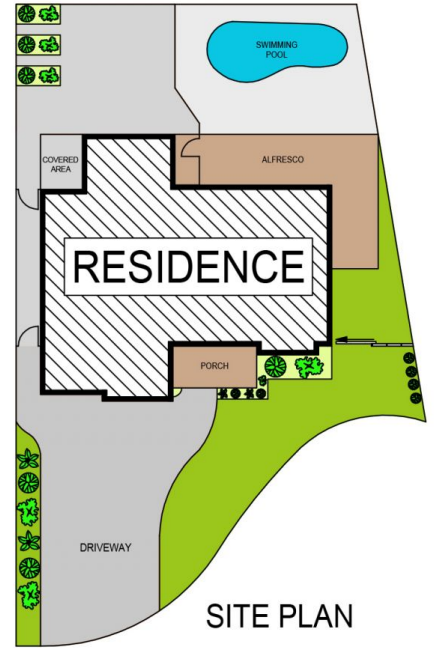
**Price** : \$ 1,170,000  
**Land Size** : 444 sqm  
**View** : <https://www.theavenurealestate.com.au/5199581>



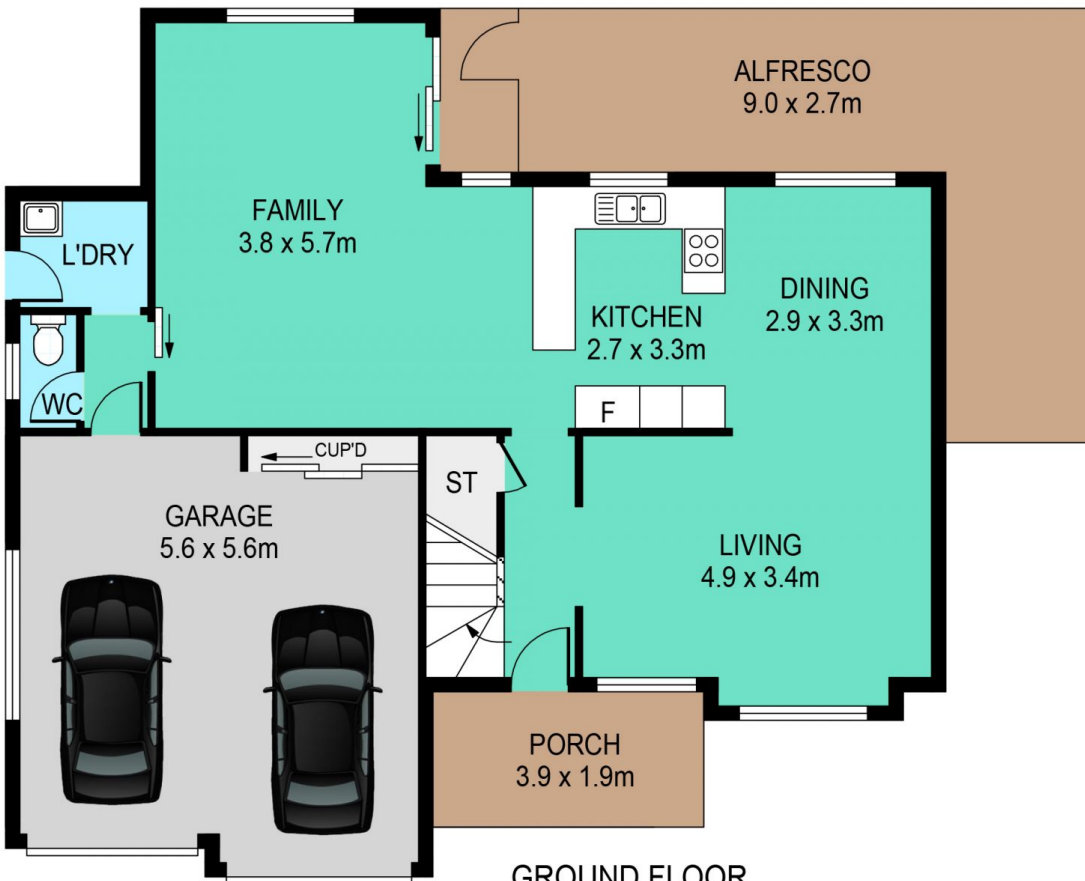
**Chris De Celis**  
02 9634 3444



FIRST FLOOR



SITE PLAN



GROUND FLOOR

## 10 BROUGHTON COURT, 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	152sqm
EXTERNAL	36sqm
GARAGE	32sqm