



**3 Blackthorn Place Kellyville NSW**

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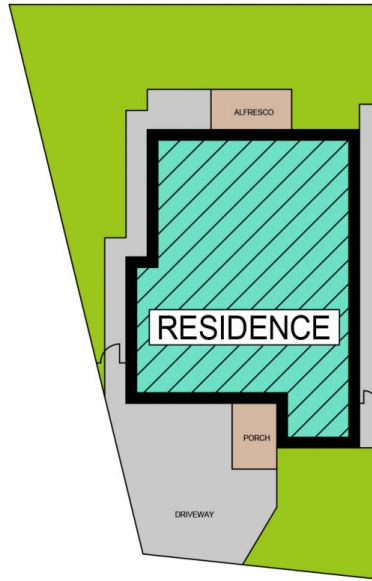
Nestled in a small, ultra-quiet cul-de-sac is this spacious Clarendon family home. As soon as you enter, you'll be impressed by the Spotted Gum Hardwood flooring through the formal lounge and dining, continuing to the open plan meals and family areas off the large gas kitchen. Perfect for entertaining, this seamlessly flows to the covered alfresco, all contained in a very private rear yard.

**Price** : \$ 1,300,000  
**Land Size** : 479 sqm  
**View** : <https://www.theavenurealestate.com.au/5326173>

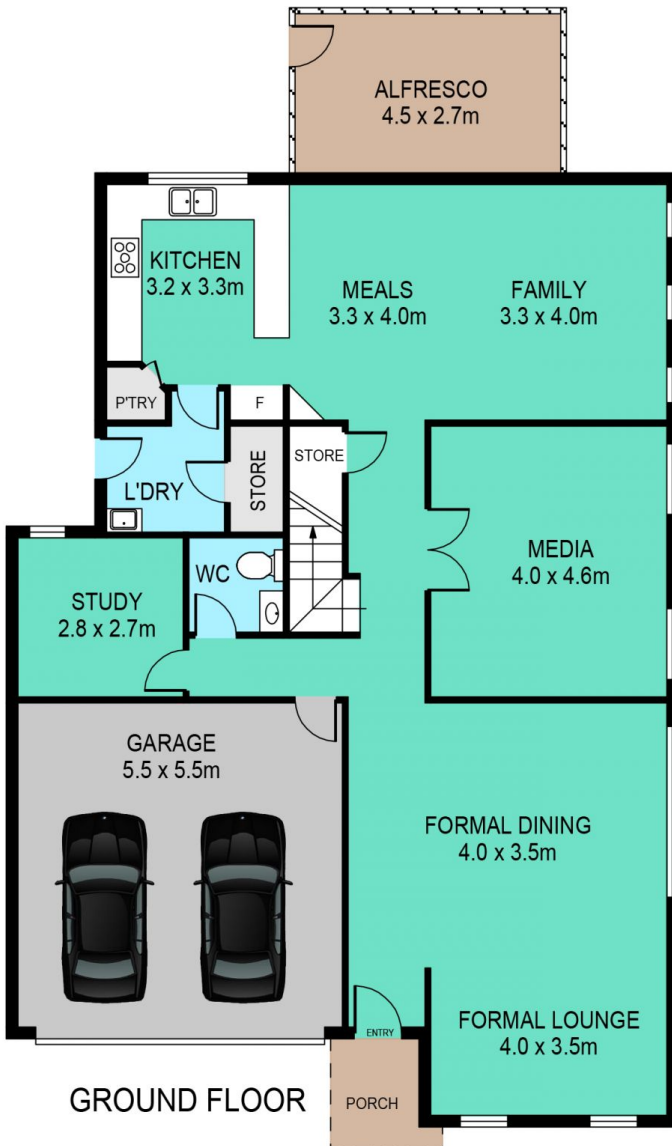
The upstairs accommodation includes a master suite, complete with walk in robe and ensuite with the four additional generously sized bedrooms all with built-ins. Complimenting the bedrooms upstairs is a large rumpus/kids retreat, filled with natural light. Ensuring you comfort wherever you are in the home, the advanced ducted air conditioning system allows for individual temperature control to each room.



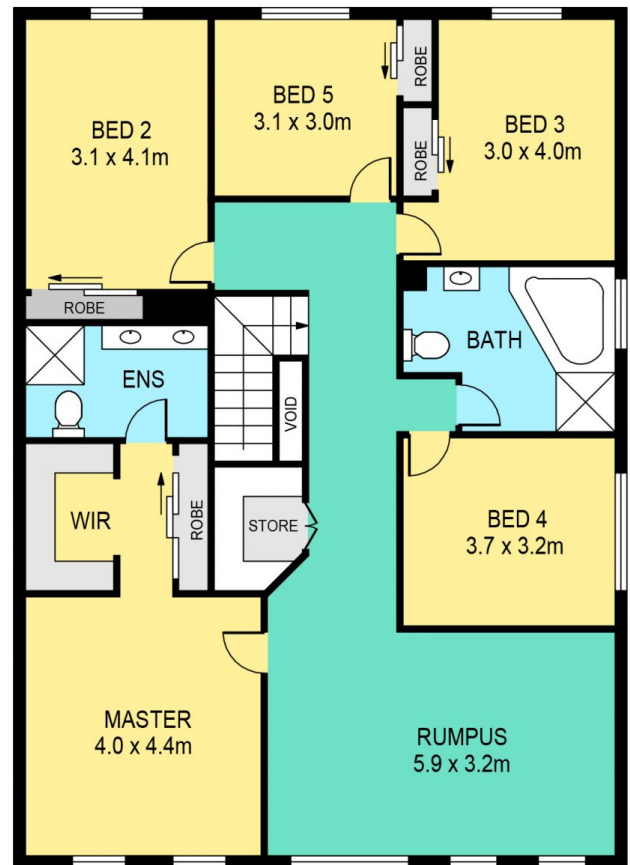
**Steve Cole**  
02 9634 3444



SITE PLAN



GROUND FLOOR



FIRST FLOOR

### 3 BLACKTHORN PLACE, 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	265sqm
EXTERNAL	15sqm
GARAGE	30sqm