



**90 Lucas Circuit Kellyville NSW**

4 3 2

Freshly painted with brand new carpet throughout, this spacious home is ideal for owner occupiers and astute investors alike. Situated in the desirable Elizabeth Macarthur Estate and conveniently located close to all amenities, motorways and Metro station, this residence poses a real opportunity.

**Price** : \$ 1,017,000  
**Land Size** : 484 sqm  
**View** : <https://www.theavenurealestate.com.au/5611328>

**Features:**

- Four bedrooms main with an ensuite and walk-in wardrobe
- Generous size study
- Low maintenance backyard with no lawn to be mowed
- Spacious formal areas and upstairs rumpus room
- Ducted air conditioning

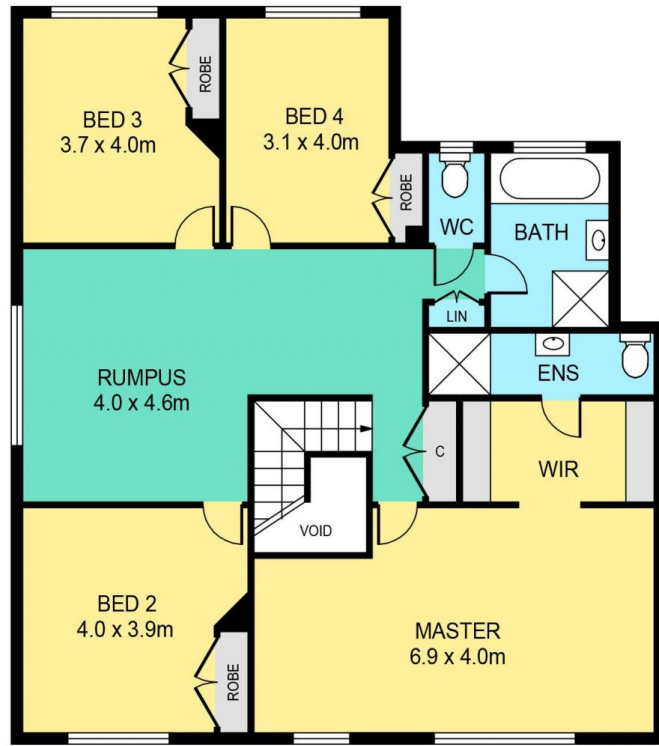
**Location:**



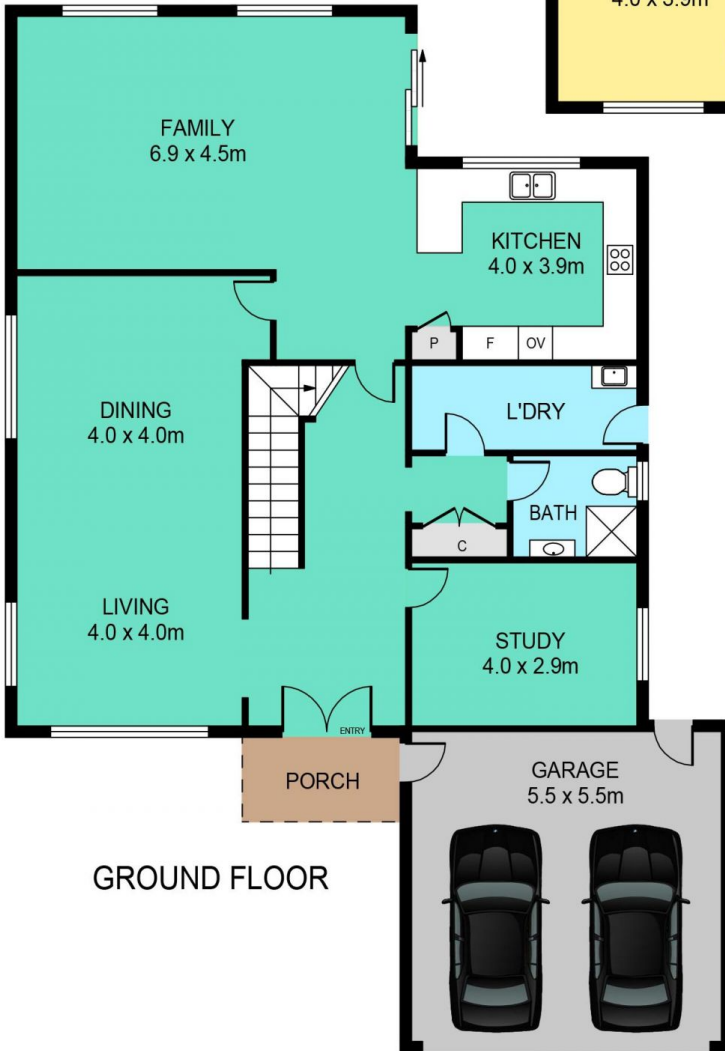
**Soha Soheili**  
02 9634 3444



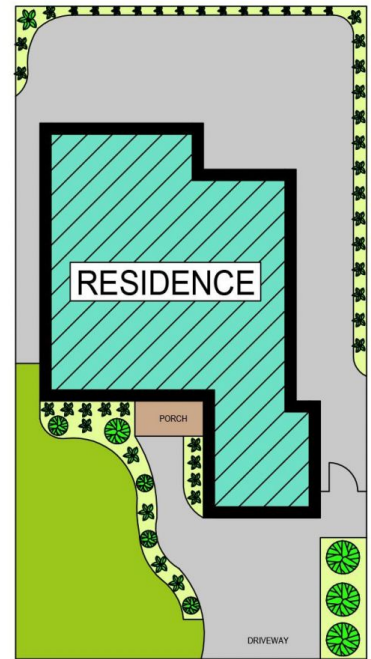
**Chris De Celis**  
02 9634 3444



FIRST FLOOR



GROUND FLOOR



SITE PLAN

## 90 LUCAS 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.

INTERNAL	256sqm
GARAGE	30sqm