



9 Lumsden Avenue North Kellyville NSW

4 2 2

Ideally positioned on a generous corner block in a quiet street, is this beautifully presented family home, perfect for the new home buyer. Modern in its finishes and with a practical floorplan you'll think it's just been completed. The family and meals areas off the kitchen connect well with the outdoor alfresco and large backyard where the kids have plenty of room to play.

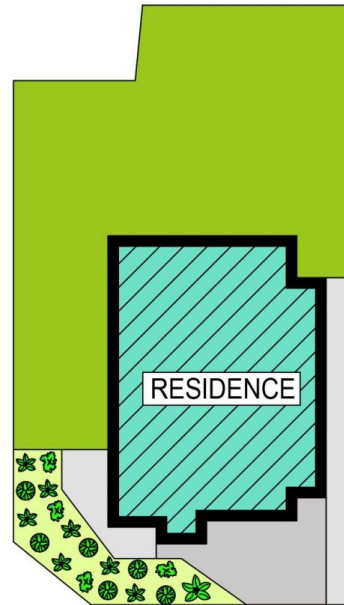
The upstairs accommodation includes a master suite with large walk-in robe and ensuite along with the three additional generous -sized bedrooms all having walk-in robes. Completing this area is a rumpus room, a perfect solution for the kids to chill out with their games or the latest movie.

When you consider the convenient walking distance to North Kellyville Shopping Centre, and just minutes to North

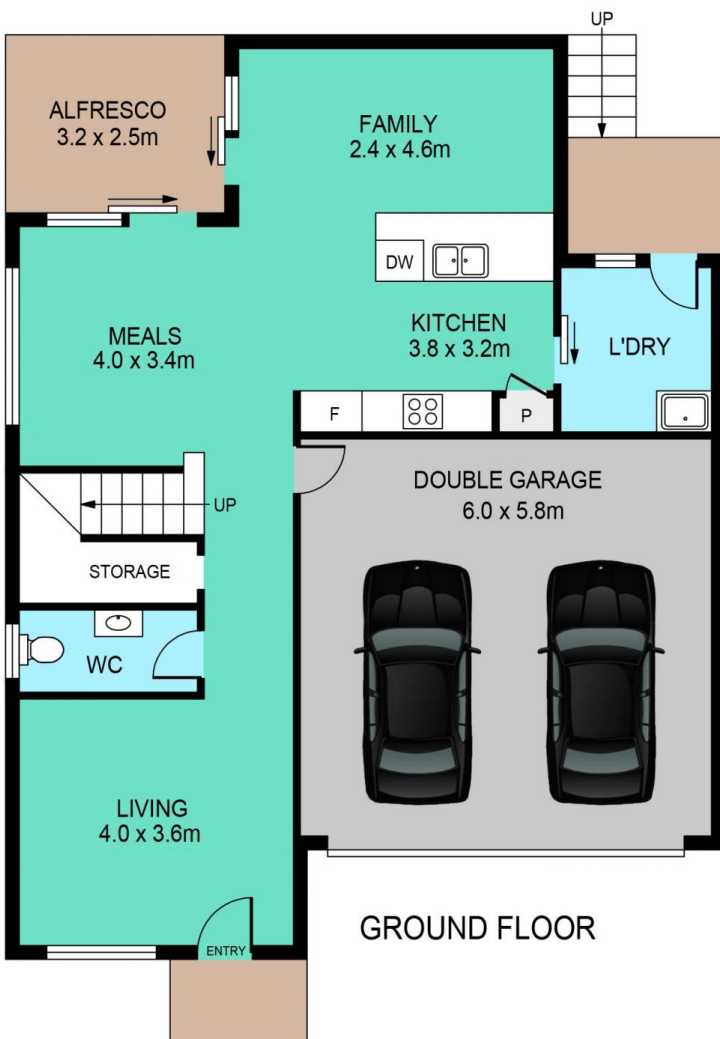
Price : \$ 1,225,000
Land Size : 470 sqm
View : <https://www.theavenuerealestate.com.au/6547806>



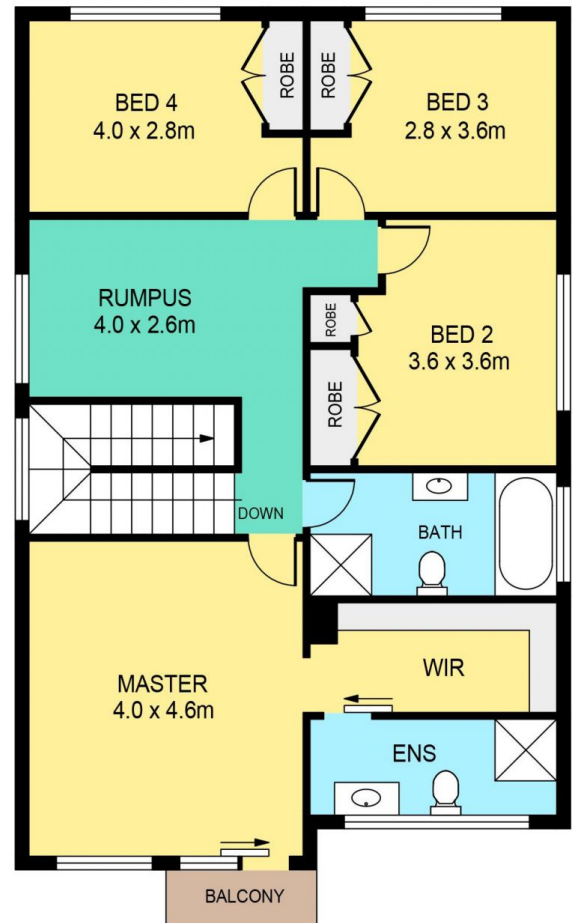
Steve Cole
02 9634 3444



SITE PLAN



GROUND FLOOR



FIRST FLOOR

9 LUMSDEN AVENUE, NORTH 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	163sqm
EXTERNAL	16sqm
GARAGE	34sqm