



22 Balmoral Road Kellyville NSW

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Positioned on a level 701m2 block is this stylishly presented and impeccably maintained single-level home. The generous floorplan offers separate zones for lounging and entertaining and privacy to all the bedrooms.

Price : \$ 2,390,000
Land Size : 701 sqm
View : <https://www.theavenurealestate.com.au/6937393>

Featuring:

- Spacious, central kitchen with duo-tone cabinetry, large benchtop island, stone benchtops, quality appliances and walk in pantry
- Formal lounge and dining rooms, plus casual family and meals area adjacent to the kitchen
- Master retreat with large walk in robe, luxurious ensuite bathroom with dual vanity
- Three other spacious bedrooms, all with built in robes and central to the large family bathroom with separate bath and shower and dual vanity



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SITE PLAN

22 BALMORAL ROAD, 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	39sqm
GARAGE	55sqm