

**67 President Road Kellyville NSW**

4 2 2

Team Sacha at The Avenue Real Estate is proud to offer this centrally positioned, northerly aspect, premier residence. Situated on a the high side of the road on a perfectly rectangular block with a 13.5m wide frontage, this property enjoys views to the Blue Mountains, while being conveniently located only an 8-min walk to Kellyville Village Shops.

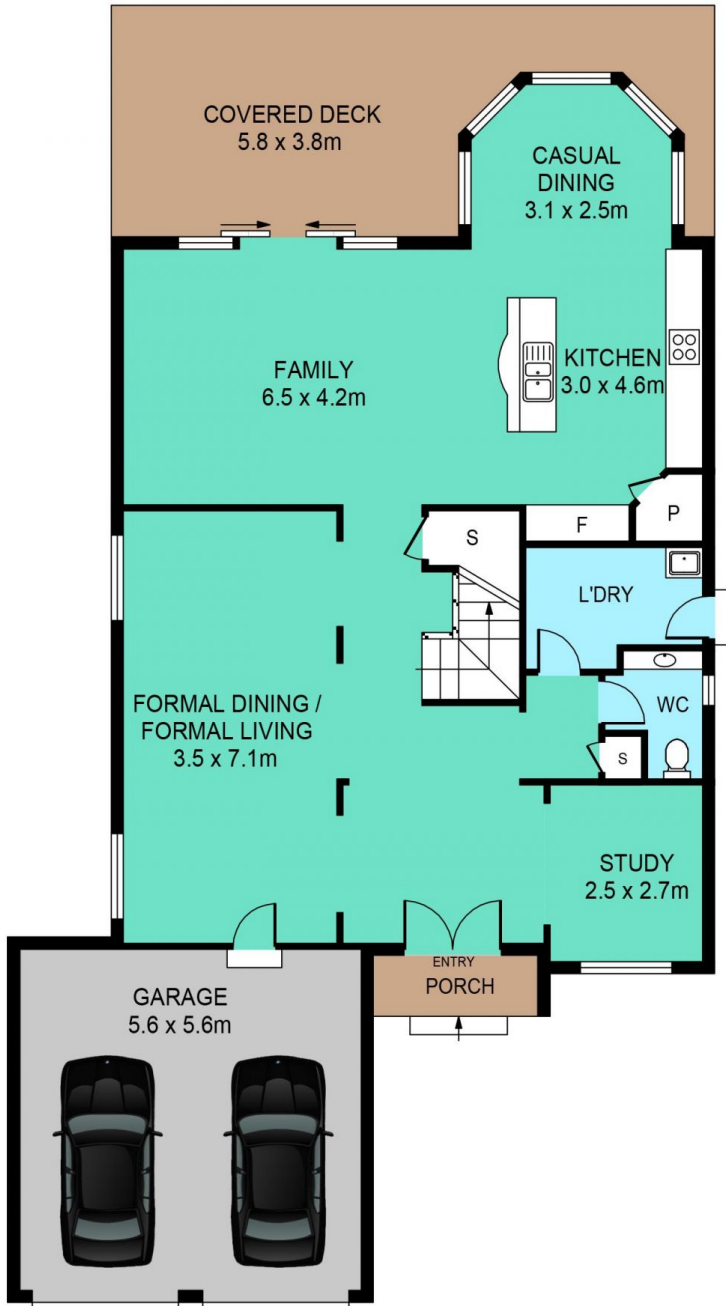
**Price** : \$ 1,600,000  
**Land Size** : 459 sqm  
**View** : <https://www.theavenurealestate.com.au/7080011>

Impeccable presentation and an entertainer's dream, showcasing a perfect mix of internal living and outdoor space, this exquisite residence features:



**Sacha Bayat**  
02 9634 3444

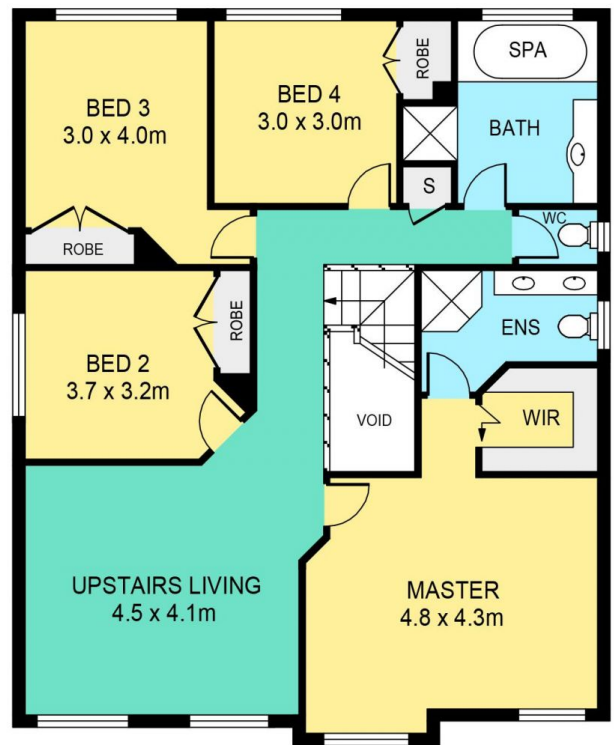
- Ground level:
- ?Multiple living sectors, two separate lounge rooms and dining rooms, including a captivating bay window that overlooks the glorious backyard
  - ?Open plan kitchen, surrounded by windows that overlook



GROUND FLOOR



SITE PLAN



FIRST FLOOR

## 67 PRESIDENT 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	224sqm
EXTERNAL	30sqm
GARAGE	31sqm