



6 Pryce Court Kellyville NSW

4 2 2

First time offered to the market and boasting an approximate 45 squares of impeccable built-up area, is this award-winning, custom designed, Wincrest Home.

Situated in the most accessible sector of Duncraig Estate, yet in a peaceful cul-de-sac with direct nature views and bush walk trails.

Surrounded by prestigious neighbouring homes, this entertainers delight is a mere 5-minute walk to direct buses to and from the city, Parramatta, Castle Hill and Rouse Hill. Bernie Mullane Sports Complex and Sherwood Ridge Public School are a 10-minute walk. Kellyville High School, William Clarke College and Kellyville Village Shops are all under 2.0km away.

Positioned on the high side of the road, engulfed by

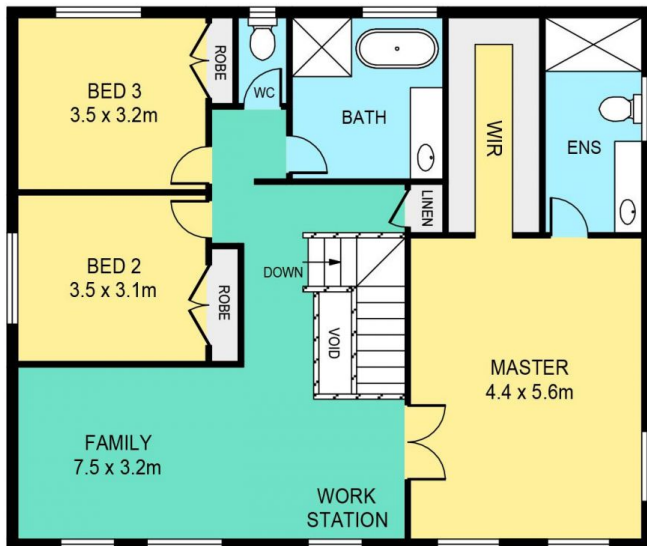
Price : \$ 2,115,000
Land Size : 773 sqm
View : <https://www.theavenuerealestate.com.au/7289393>



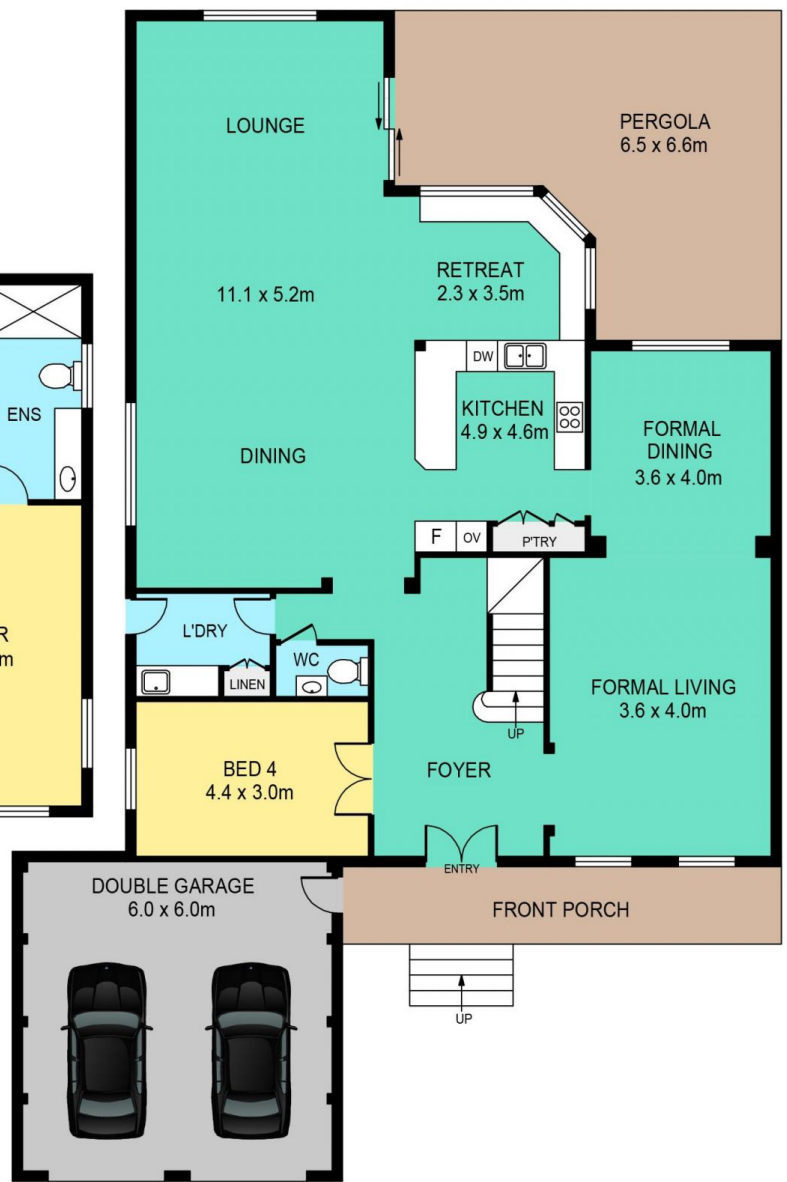
Sacha Bayat
02 9634 3444



SITE PLAN



FIRST FLOOR



GROUND FLOOR

6 PRYCE COURT, 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.

TOTAL LAND SIZE: 773sqm