



**22 Fenway Street North Kellyville NSW**

4 3 1

This super spacious house is not only of brick construction from top to bottom, the foundation for both levels are of concrete slabs. Conveniently positioned in the heart of North Kellyville, close to Samantha Riley Drive, Kellyville.

Superbly located with all conveniences within reach, yet a wide and quiet street that is a mere 6-minute walk to city buses 615X, North Kellyville Public School and Landsdowne Reserve. Perfectly positioned in the middle of both Kellyville and North Kellyville shopping precincts, being a 3-minute drive.

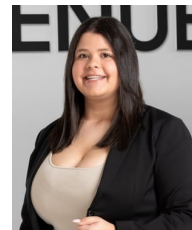
With a sweeping array of features and inclusions, showcasing the following:

? 3 large living areas with 2.7m ceilings, stylish tiled flooring and an abundance of windows for natural sunlight.

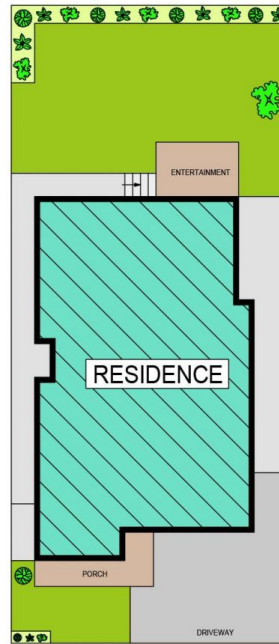
**Price** : \$ 1,535,000  
**Land Size** : 360 sqm  
**View** : <https://www.theavenurealestate.com.au/7747095>



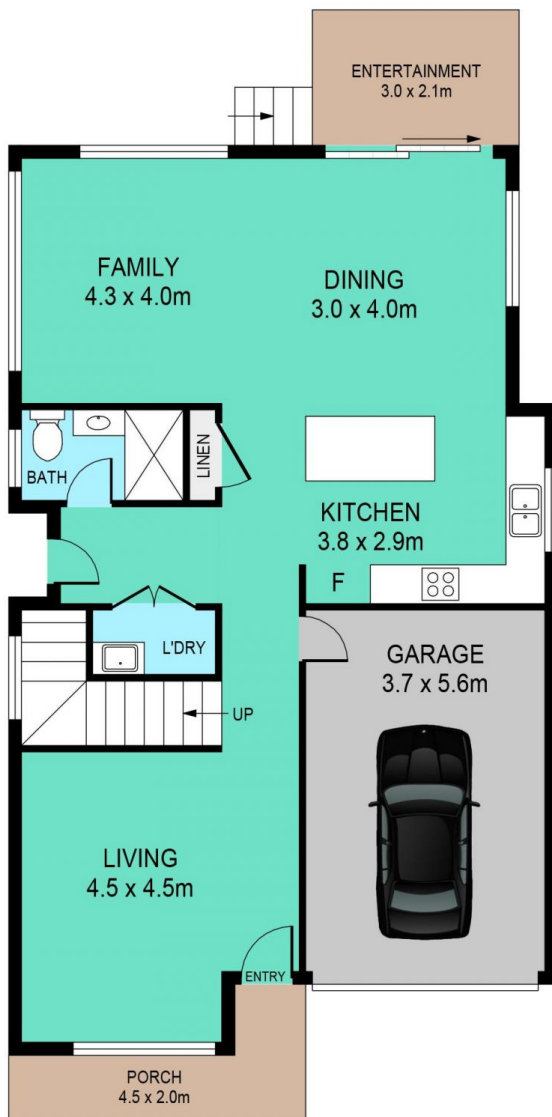
**Sacha Bayat**  
02 9634 3444



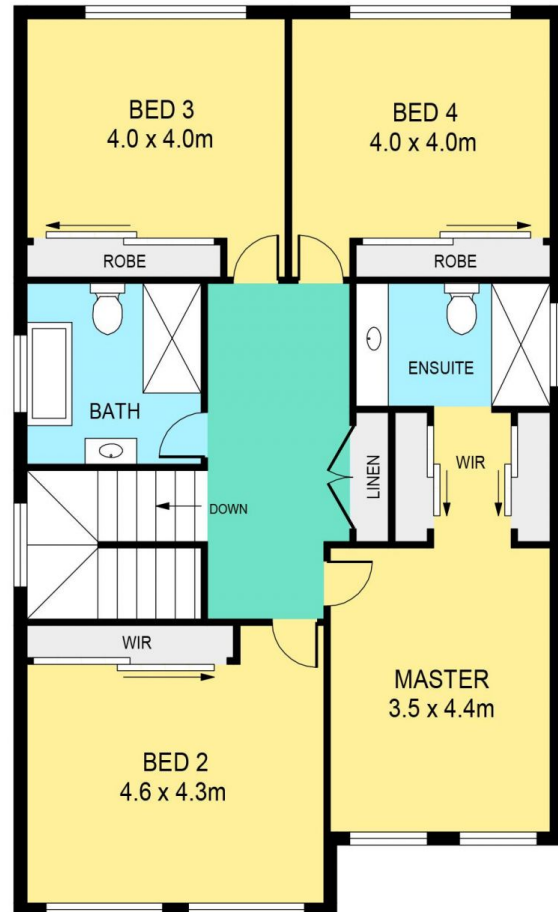
**Rebecca Habkouk**  
02 9634 3444



SITE PLAN



GROUND FLOOR



FIRST FLOOR

## 22 FENWAY STREET, 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	188sqm
EXTERNAL	12sqm
GARAGE	20sqm