



**32 Waterford Street Kellyville Ridge NSW**

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Located on a low maintenance 485m2 block, this single-level Westminster Homes property offers the perfect blend of functionality and convenience, positioned within walking distance to Rouse Hill Metro and Town Centre.

**Price** : \$ 1,415,000  
**Land Size** : 485 sqm  
**View** : <https://www.theavenurealestate.com.au/7837540>

Featuring:

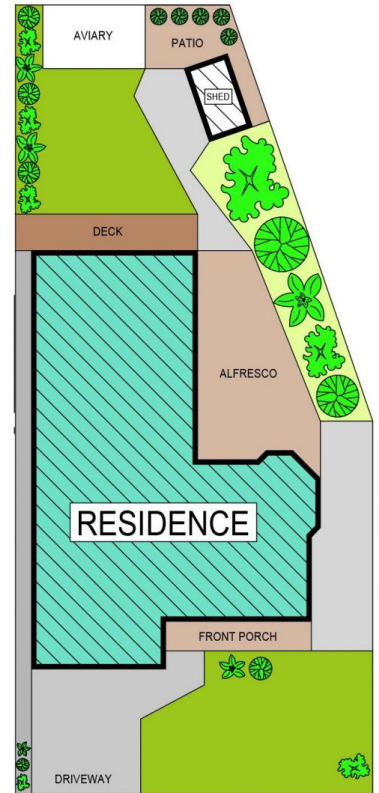
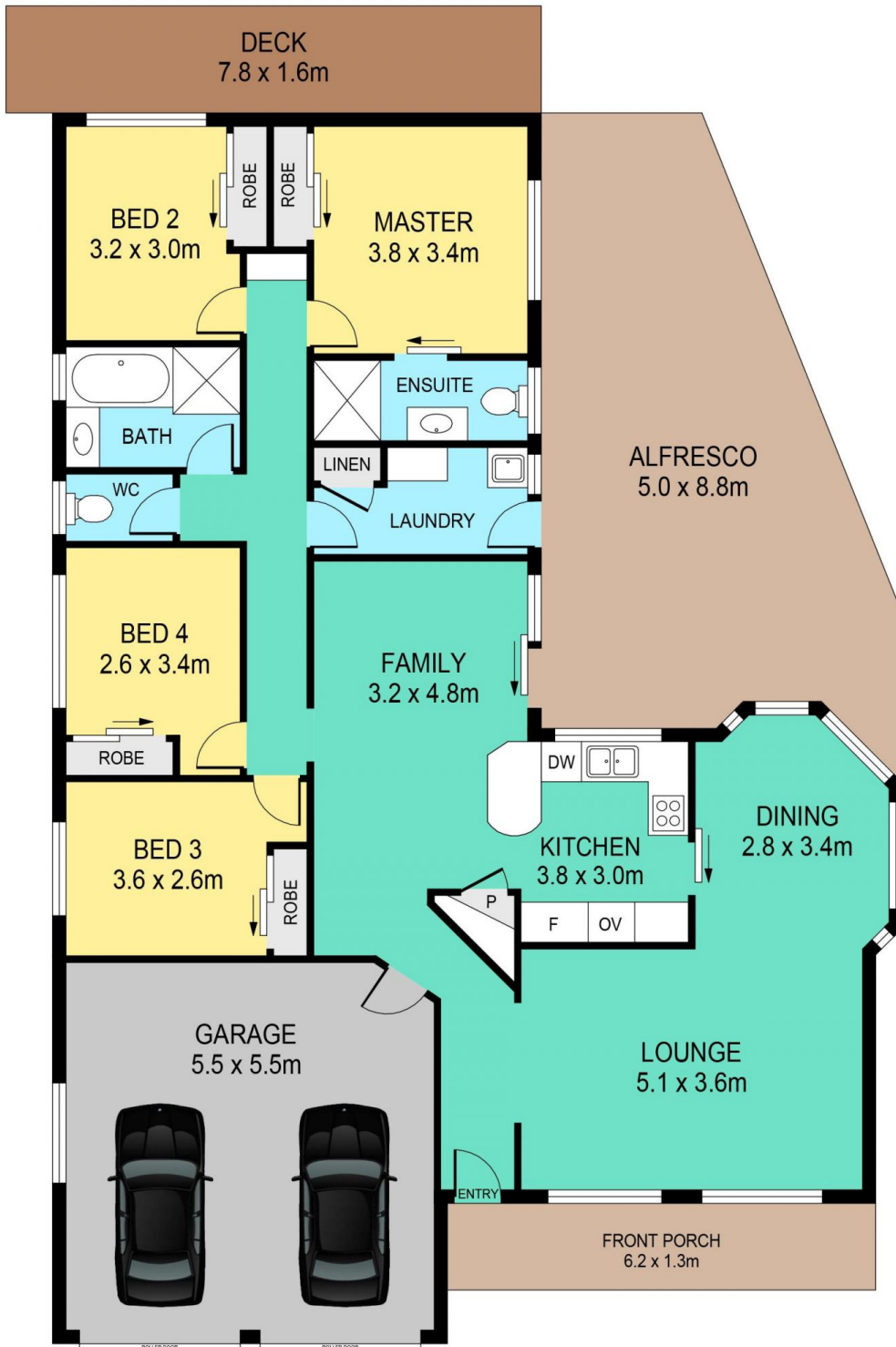
- Spacious interiors leading out to the generous undercover alfresco area, perfect for entertaining
- Functional kitchen with plenty of storage, gas cooktop and wall oven, overlooking the rear yard
- Separate lounge and family rooms, offering flexibility
- Master bedroom with built in robe and ensuite bathroom
- Three other bedrooms, all with built in robes and central to the family bathroom with separate bath and shower
- Low maintenance rear yard with storage shed
- Double lock up garage with internal access



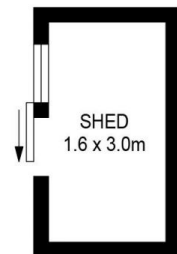
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SITE PLAN



## 32 WATERFORD STREET, KELLVILLE RIDGE

**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	125sqm
EXTERNAL	50sqm
GARAGE	30sqm