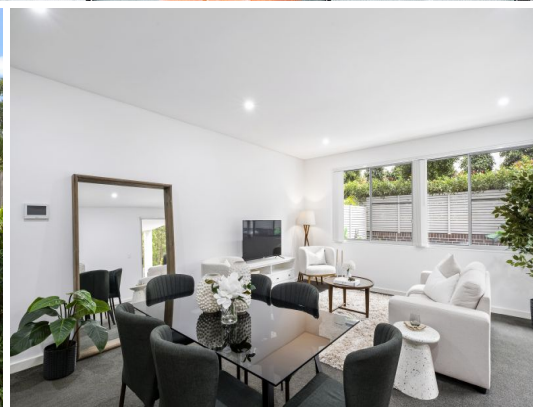


STONE



40/40 Applegum Crescent North Kellyville, NSW



## Low maintenance high impact

Craving something special with a certain level of quality? then 'Sienna' situated in the idyllic Grey Gum Estate is for you. Generous in every way this well-appointed ground floor apartment enjoys a sunny, private corner position with a spacious floorplan and an additional versatile media room or dedicated home office. A expansive alfresco comprising both covered and open spaces plus a garden with lawn is a safe haven for children and your fur baby to play. If you are seeking a sophisticated, easy care living an inspection is a must.

- Massive 325m2 ground floor with generous open plan living that flows to the outdoors
- Huge tiled alfresco & lush green grass yard ideal for the kids & pets adjoining a reserve
- Bonus Media room offering versatility of additional living space, office/nursery or extra bedroom
- Master suite has a modern fully tiled ensuite & fitted walk in robe
- Second bedroom has fitted built in robe & sliding doors to alfresco

**Price:** \$942,500  
**Council Rates:** \$259.00 p/q  
**Water Rates:** \$207.44 p/q  
**Strata Rates:** \$1,462.45 p/q



**Jane Booty**

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**Viviane Mylott**

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North Kellyville



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.