



17 Exbury Road Kellyville, NSW

4

2

2

### What a beauty

Totally renovated single level home situated in popular enclave of Kellyville. Immaculate in every way, offers a versatile and functional floor plan ideal for a young family or downsizers. Modern, quality inclusions, generous living spaces and an expansive outdoor entertaining area makes this home perfect for year-round entertaining. Low maintenance, modern, quality inclusions coupled with its convenient location makes it a no brainer! All within easy access to local parks, schools, pre-schools, shops, M2 bus transport and upcoming rail.

Price:

Contact Agent



**Jane Booty**

0412 207 452



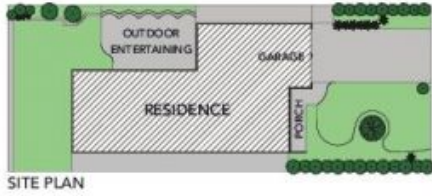
**Viviane Mylott**

0438 983 615



Produced by DIAKRIT

The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of interior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



SITE PLAN



TOTAL LAND AREA : 450 SQM  
 TOTAL LIVING AREA : 157 SQM

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.



Produced by **DIAKRIT**