



2 Christine Court Kellyville, NSW

6 3 2

**Another SOLD by Jane Booty & Viv Mylott - call for details**

Generous in every sense, this beautifully maintained home offers stylish updates and space for the largest or extended family. Roomy, light filled living domains with modern fixtures and fittings surround the pristine kitchen which effortlessly caters for a family of chefs. Bedrooms are large, including an impressive master suite with full bathroom and dressing room.

Occupying a commanding position in a quiet cul de sac enjoys a privately screened, level grass yard for the children to play, an extensive entertaining area and a drive through garage ideal for a tradesperson, boat or caravan. All this within an easy walk to schools, shops, parks, sports and recreational facilities. If you are searching for space, convenience and style look no further.

**Price:** Sold at Auction \$1,721,500  
**Council Rates:** \$385.00 p/q  
**Water Rates:** \$147.31 p/q



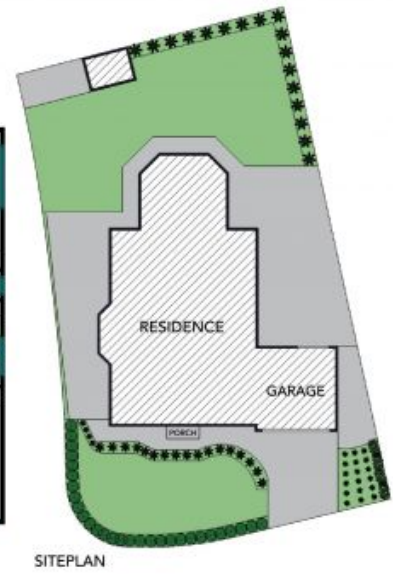
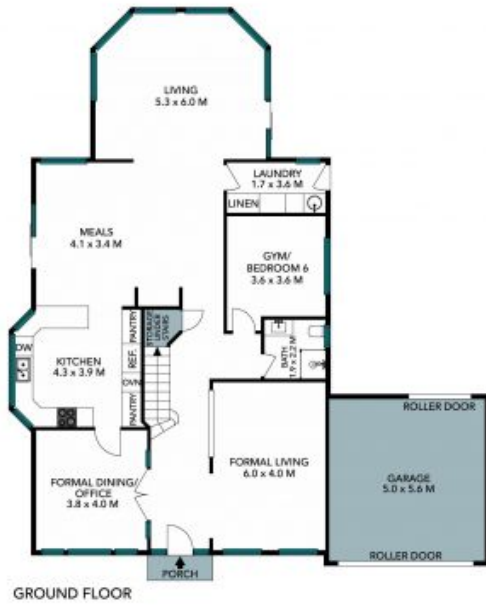
**Jane Booty**

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**Viviane Mylott**

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The site plan and floor plan are not to scale; measurements are indicative and in metres. Shades and lines 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.





GROUND FLOOR



FIRST FLOOR

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 exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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