



4B Benambra Avenue Kellyville NSW

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Duplex living is redefined in this new bush view residence with house-like dimensions. The free-flowing living zone merges through an oversized glass slider to a covered alfresco with the ambience of an outdoor room. A stone island bench articulates the gas kitchen which has a marble splashback, 900mm appliances and a pared-back aesthetic.

An additional lounge upstairs creates opportunity for a children's breakout area, while the study on the ground floor is adaptable as a media room. Bushland views are visible from the king-sized master bedroom which opens to its own balcony. A walk-in wardrobe sits behind a bedhead wall and there is a generous ensuite with twin vanity. Drenched in natural light, this duplex has landscaped gardens requiring minimal maintenance and is a stroll to North Kellyville Square.

? Approximately 300sqm of floor space with premium

Price : \$ 980,000

View : <https://www.guardianrealty.com.au/sale/nsw/hills/kellyville/residential/house/4492046>



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GROUND FLOOR



FIRST FLOOR



Scale shown in metres. All dimensions herein are approximate and gathered from sources believed to be reliable. Whilst every effort is made for the accuracy of our floor plans, interested parties should rely on their own inquiries. Floor Plan by Industrie Media | industriemedia.tv

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