



### 3 Sorrento Court Kellyville NSW

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Boasting exceptional street presence and spacious interiors, this meticulously maintained residence is an impressive choice for growing families. Located in a quiet cul-de-sac, the commanding façade opens to multiple living zones on the lower level including a generous formal lounge and dining zone to the right of the entrance. The family and meals zone wrap the large kitchen, which includes modern cooking appliances, a built-in pantry and ample bench space. Glass sliders open from the family zone to a covered alfresco and easy-care backyard.

Plush carpeted stairs lead to five queen-sized bedrooms on the upper level of the home with integrated storage in each. The master suite enjoys the privacy of an ensuite with floor-to-ceiling tiling while a three-way main bathroom simplifies busy mornings. Bernie Mullane Sporting Complex and buses are an easy stroll away, while both Kellyville

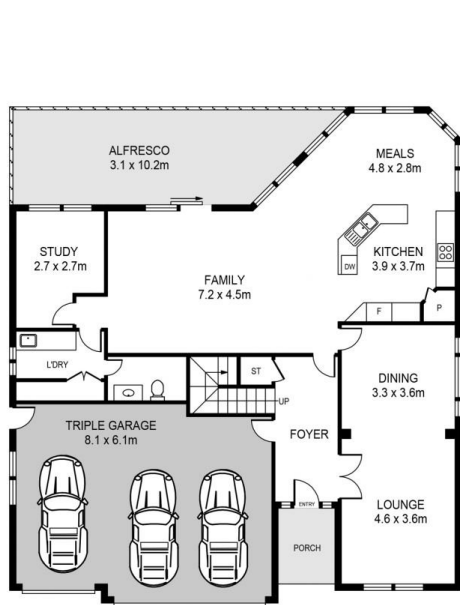
**Price** : \$ 1,632,000  
**Land Size** : 466 sqm  
**View** : <https://www.guardianrealty.com.au/sale/nsw/hills/kellyville/residential/house/7178177>



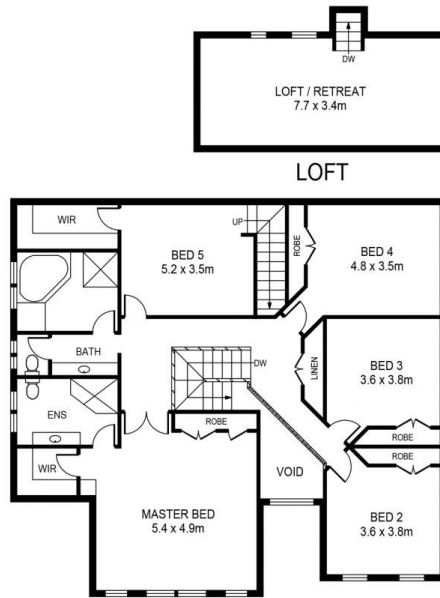
**Luke Bavaro**  
0488 093 292



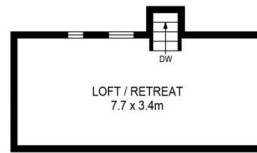
**Nathan Gilmour**  
0488 025 900



GROUND FLOOR



FIRST FLOOR



LOFT



SITE PLAN



### 3 SORRENTO COURT, KELLYVILLE

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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.