



## 12 Clovelly Circuit Kellyville NSW

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Enviably located an easy five-minute stroll from Kellyville metro station, this family home promises a lifestyle of convenience. Spread over two sun-soaked levels, the thoughtful floorplan features an abundance of formal and informal living space to be appreciated by growing families. The large kitchen offers plenty of storage, a gas cooktop, built-in pantry and ample bench space to make cooking a breeze. Outside is a haven for entertaining with a private pergola flowing seamlessly from informal living spaces, while an additional grassy area can be enjoyed by kids and pets.

The upper level of the home boasts four generously sized bedrooms with integrated storage in each. An ensuite adds a touch of luxury to the enormous master suite while a neat main bathroom serves the other bedrooms. Bus stops, parks and the metro station are all within walking distance.

**Price** : \$ 1,682,000  
**Land Size** : 500 sqm  
**View** : <https://www.guardianrealty.com.au/sale/nsw/hills/kellyville/residential/house/7297293>



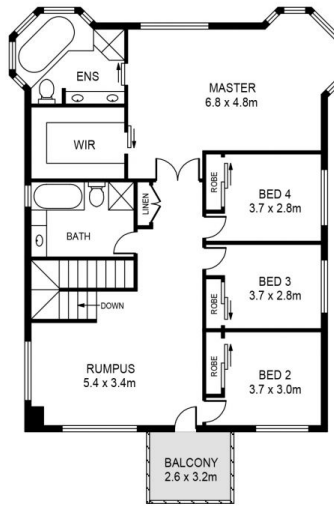
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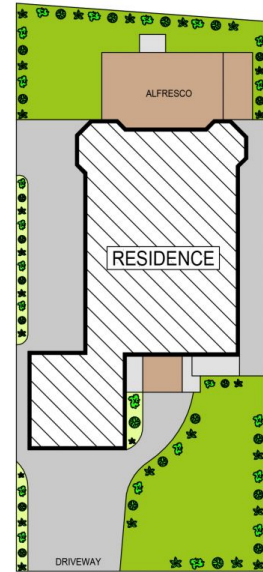
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GROUND FLOOR



FIRST FLOOR



SITE PLAN

## 12 CLOVELLY CIRCUIT, 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.

