



7 Beaton Road North Kellyville NSW

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Occupying an ultra-convenient address within a short stroll of ALDI and restaurants, this dual level residence is an ideal choice for families seeking space and flexibility. Designed with a wing ideal for in-law accommodation or extended family living, this home boasts a rare and clever floorplan for modern living. Large windows allow an abundance of natural light through the living zones which include a formal lounge room on entry and an expansive living and dining zone to the rear. Stone benchtops and sleek cabinetry frame the gourmet kitchen which features a built-in pantry, modern stainless-steel cooking appliances and ample bench space. Glass sliders open from the rear living spaces to a manicured backyard which features plenty of grass for the kids to play.

An upstairs rumpus room and study nook connect four well-sized bedrooms, each inclusive of built-in or walk-in

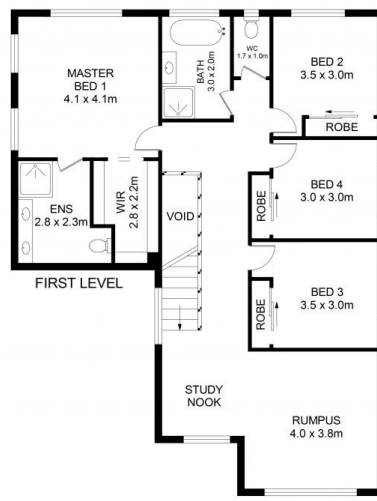
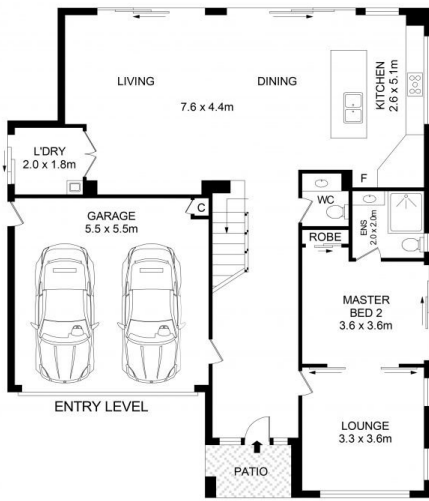
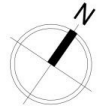
**Price** : Auction  
**Land Size** : 420 sqm  
**View** : <https://www.guardianrealty.com.au/sale/nsw/hills/north-kellyville/residential/house/8037570>



**Bob (Kaiji) Guan**  
0490 100 091

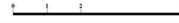


**Luke Bavaro**  
0488 093 292



SITE PLAN  
(NOT TO SCALE)

## 7 Beaton Road, North Kellyville



Disclaimer  
Floor Plan measurements are approximate and are for illustrative purposes only. While we cannot doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.