



**231/44 Armbruster Avenue North Kellyville NSW**

2  2  1 

On the doorstep of North Kellyville Square, this impeccably maintained two-bedroom apartment epitomizes modern living, seamlessly blending tranquility and accessibility. With high ceilings, its well-thought-out layout provides ample space for you to establish your personal sanctuary, while the sleek design is accentuated by the flood of natural light streaming in from two separate glass doors that lead to the large outdoor balcony overlooking the well maintained grounds of the complex. Conveniently situated in close proximity to public transportation with Rouse Hill Metro being a short ten minute drive away and various shopping centres and local schools, this residence offers a harmonious blend of serenity and urban convenience.

The stunning gourmet kitchen exudes style and luxury, creating an ideal space for both cooking and entertaining. Revel in the beauty of a tile splash back, contemporary

**Price** : Price Guide \$620,000  
**Land Size** : 106 sqm  
**View** : <https://www.guardianrealty.com.au/sale/nsw/hills/north-kellyville/residential/apartment/8112162>



**Stephen Giacomelli**  
0413 360 777



**Harry Hallman**  
0413 531 789



231/44 Armbruster Avenue, 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

