



**12 Elland Road North Kellyville NSW**

3 2 2

This modern, stunning single level home is located in a quiet, convenient location in North Kellyville. Offering bright, open plan living with 3 bedrooms, perfect for a downsizer, young family or investor.

**Features:**

- Master bedroom with built in robe and ensuite
- 2 additional bedrooms with built in robe
- Main bathroom with floor to ceiling tiles, shower and bath
- Modern kitchen with stainless steel gas cooktop, oven and dishwasher
- Walk in pantry
- Open plan living and dining area flowing from the kitchen
- Outdoor alfresco and low maintenance backyard
- Ducted air conditioning
- Double automatic garage
- Directly across from and facing Lansdowne Road Reserve

**Location:**

- 1.3km to North Kellyville Square Shopping Centre
- 750m walk to City and Parramatta Buses
- School catchment for North Kellyville Public & Rouse Hill High School

**Type** : House

**Price** : Contact Agent

**View** : <https://www.theavenurealestate.com.au/8102328>



**Rebecca Habkhouk**  
**02 9634 3444**

[For full version visit the website](https://www.theavenurealestate.com.au)