






### 59 Lucas Circuit KELLYVILLE NSW

4  2  2 

Nestled in a quiet street is this fantastic practical single level family home and only a short stroll to Samantha Riley T-Way. An open-plan layout provides a wonderful flow from formal to casual living.

There is a sizeable formal lounge and dining area as well as a spacious open plan meals area with a family room off the kitchen.

Adjoining the 3 back bedrooms offers the perfect kids retreat or study nook. Accommodation is 4 large bedrooms, all with built in robes, large enough for children of all ages, while the master bedroom features a ensuite and walk in robe.

Other great features include: double garage, split system reverse cycle air conditioning and ceiling fans in bedrooms. There is also a spacious outdoor entertaining area that can accommodate even the largest of families.

Flowing seamlessly between indoor/outdoor living, you can

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