



**37 Armbruster Avenue Kellyville NSW**

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Located in the newly established North Kellyville Precinct, this beautifully designed property will definitely catch your eye! Perfectly suited for any family; being within walking distance to local schools, shops and a close bus ride away from North Kellyville Square.

Ample amounts of natural light beaming through this residence which complements the neutral colour scheme. Some of the other wonderful features include:

- Double sized main bedroom with walk in wardrobe and ensuite
- 4 very spacious bedrooms all with built in wardrobes
- Ducted air conditioning
- Neutral bathroom with separate bath and shower
- Colour contrasted kitchen with gas cooking, stainless steel appliances and a walk in pantry
- Open plan living that flows seamlessly to the undercover

**View** : <https://www.gilmour.com.au/lease/nsw/hills/kellyville/residential/house/7166001>



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