



## 15 Balmoral Road Kellyville NSW

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This cleverly designed residence sits on a generous 700sqm block with multiple indoor and outdoor entertaining areas that are sure to impress the most fastidious of buyers from the moment they enter this stunning home.

Quality, porcelain tile flooring harmoniously flows through the expansive lower level which includes a wonderful mix of casual and formal everyday living areas.

After you view the intimate theatre room, there'll be no need to visit the cinemas ever again with everything included in the custom fit-out of this room.

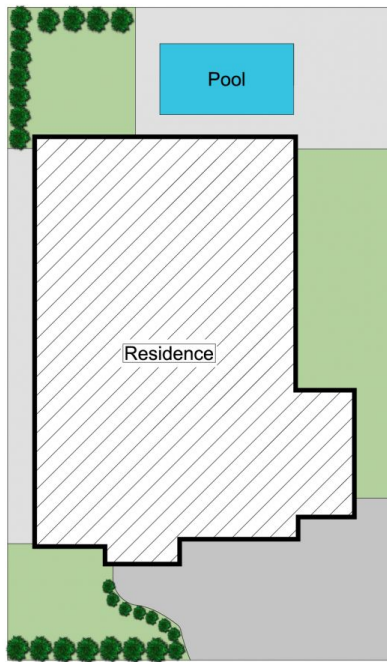
The light-filled, gourmet kitchen is equipped with stainless steel appliances, gas cooking, stylish walk-in pantry and waterfall stone benchtop. These wonderful fixtures are complimented by the fact the kitchen is the centrepiece of

**Land Size** : 700 sqm

**View** : <https://www.castlehaven.com.au/sale/nsw/hills/kellyville/residential/house/5705103>



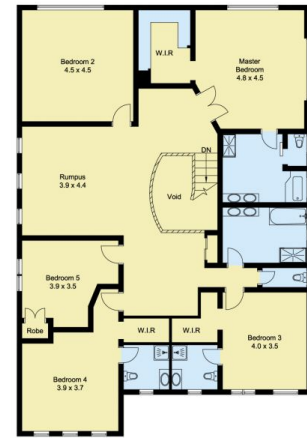
**Ryan Hawes**  
**0431 687 600**



SITE PLAN



GROUND FLOOR



FIRST FLOOR



Scale in metres, indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



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