



**4 Emblica Glade Kellyville Ridge NSW**

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Situated in a much sought after area is this excellently presented freestanding four-bedroom townhouse. Four spacious, sunny bedrooms with ensuite to the main. Ducted air conditioning with two zones control. The property also features a family bathroom and an additional toilet downstairs. Large separate lounge and dining room, tiled throughout, open plan kitchen with gas cooktop. Fully fenced private backyard partially paved for easy maintenance.

**Features:**

- Four light-filled bedrooms with build-ins
- Main with ensuite
- Contemporary Kitchen
- Floor to Ceiling tiles in bathroom
- Gas cooking and hot water
- Tiles on the ground floor and floorboard on the First floor

**View :** <https://www.spgr.com.au/6108524>



**Successful Properties**  
9688 2097



**APPROX AREA CALCULATIONS**

GROUND FLOOR :	47.00 m <sup>2</sup>
FIRST FLOOR :	78.00 m <sup>2</sup>
GARAGE/CAR SPACE:	34.00 m <sup>2</sup>
PORCH/ PATIO:	13.00 m <sup>2</sup>
COURTYARD:	57.00 m <sup>2</sup>
<b>TOTAL [ NET ] AREA :</b>	<b>195.00 m<sup>2</sup></b>

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**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