



#### 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>

**TOTAL [ NET ] AREA : 195.00 m<sup>2</sup>**

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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