

## 42 Grace Crescent Kellyville NSW

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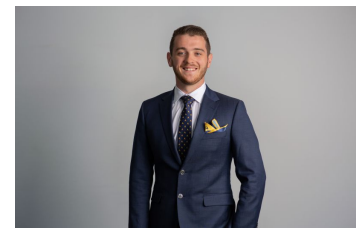
This low-maintenance property is all about the house - and what a house! It's absolutely A-grade: architecturally designed, aesthetically pleasing, accessible to the very best amenities. Part of the coveted and much-admired 'Parc Residences', it offers a lifestyle that even reaches beyond the home itself, with exclusive access to a pool, clubhouse and other brilliant communal facilities.

High-end appointments, beautiful, spacious and character-filled living spaces, versatility and variety all combine to give you a luxurious two-storey family abode characterised by brilliantly economical use of space and bathed in natural light thanks to well-placed and large windows. From the indoor-outdoor entertaining experience offered by the combined living and outdoor areas, to the abundance of amenities making the hectic weekdays a cinch, this is one functional and fetching abode.

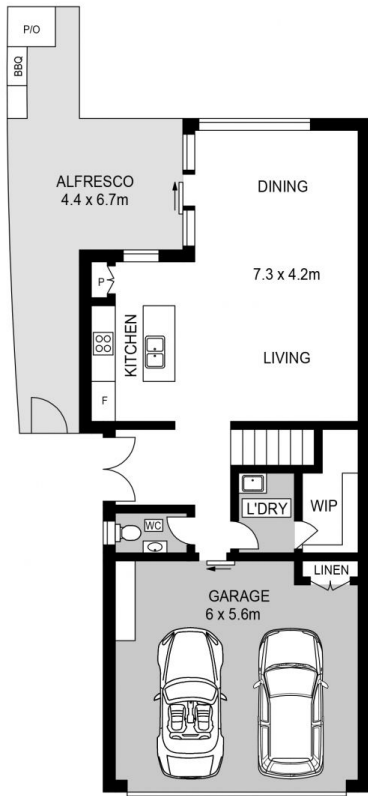
**Price** : \$ 1,287,001  
**Land Size** : 216.3 sqm  
**View** : <https://www.agiuspropertygroup.com.au/sale/nsw/hills/kellyville/residential/house/7229386>



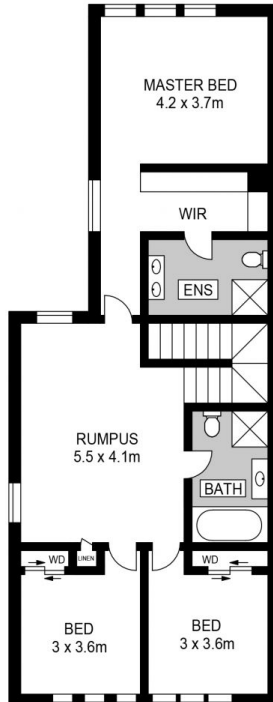
**Alistair Agius**  
02 8320 0598



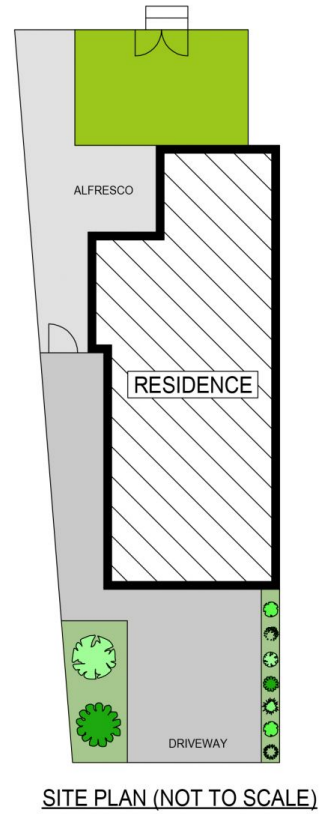
**James Brodie**  
0487 760 330



DOWNSTAIRS



UPSTAIRS



SITE PLAN (NOT TO SCALE)



42 Grace Crescent, Kellyville