



20A Mowbray Circuit Kellyville NSW 2155

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Application Approved, Deposit Taken! pw

Date available: 11 January 2025

[Book Inspection](#)

## Modern living with plenty of space

This near-new 4-bedroom duplex offers modern living with plenty of space.

Features Include:

- Huge open plan lounge and dining room with floorboards
- Stone kitchen with gas cooking, walk in pantry and fridge plumbing
- Media room or fifth bedroom
- Covered outdoor entertaining area opening onto a low maintenance child friendly lawn
- All bedrooms with built ins, main with Ensuite
- Upstairs sitting room/ rumpus
- Ducted air con throughout plus high ceilings
- Double garage

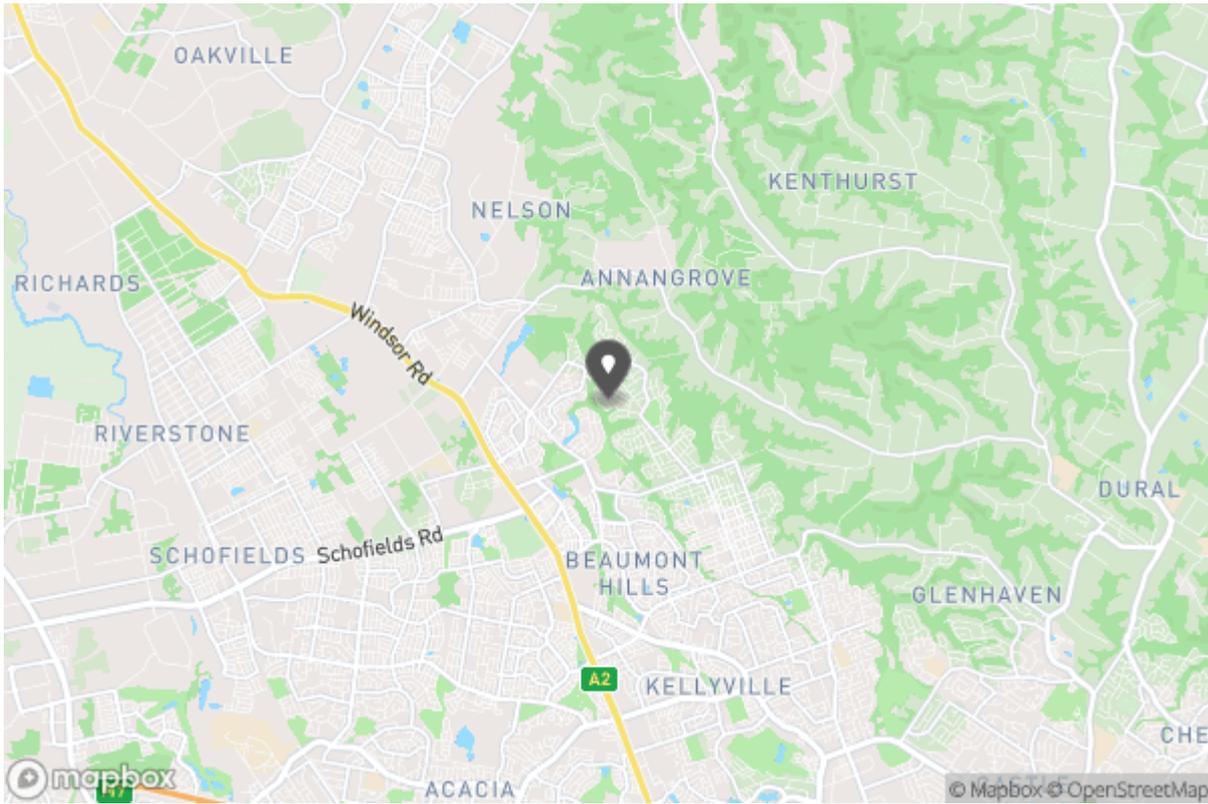
Located in a great neighbourhood, close to North Kellyville Plaza and North Kellyville Public School

# Gallery





# Location Map





Don't forget to confirm your inspection by SMS or email

### Property Management Department

pm@allenandsheppard.com.au

(029) 481-9000  
270 Pennant Hills Road  
Thornleigh NSW 2120



### Why Book with Allen & Sheppard Real Estate

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

# Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](#)

<https://2apply.com.au/Property?agentID=ab-854-allensheppard-1&uniqueID=1P1957>