



## FOR SALE

### MODERN VILLA IN FRIENDLY STANHOPE GARDENS

Step into this beautifully appointed 2-bedroom villa at 90/30 Majestic Drive, where modern comfort meets peaceful suburban living in the heart of Stanhope Gardens. This charming villa offers the perfect blend of convenience and tranquility, ideal for downsizers and retirees seeking a low-maintenance lifestyle in one of Western Sydney's most desirable communities.

The thoughtfully designed interior features two comfortable bedrooms, each equipped with built-in wardrobes for optimal storage. The well-appointed bathroom services the home efficiently, while the open-plan living area creates a seamless flow perfect for both relaxation and entertaining. The modern kitchen comes complete with a dishwasher, making daily life effortlessly convenient.

Climate control is taken care of year-round with split system air conditioning for those warm summer days and heating to keep you cosy during winter months. This premium heating and cooling system ensure optimal comfort throughout every season.

Step outside to discover your private outdoor sanctuary, featuring:

- Dedicated outdoor entertainment area perfect for hosting friends and family
- Practical shed storage for tools and equipment
- Secure parking with carport accommodation

On site facilities include two swimming pools, spa, BBQ area and two aviaries as well as a library and community hall.

Located in the vibrant suburb of Stanhope Gardens, you'll be perfectly positioned to enjoy everything this thriving community offers. Just 31 kilometres north-west of Sydney's CBD, this location strikes the perfect balance between suburban serenity and urban accessibility. The area is renowned for its family-friendly atmosphere and strong sense of community, making it an ideal place to call home.

Transportation couldn't be more convenient with proximity to Kellyville Metro station connecting you seamlessly to the wider Sydney network. Regular bus services operate to Sydney CBD, Parramatta, Castle Hill, and surrounding areas, making commuting a breeze. If you choose to

2 BED | 1 BATH | 2 CAR

PRICE:

\$330,000 - \$360,000

OPEN FOR INSPECTION:

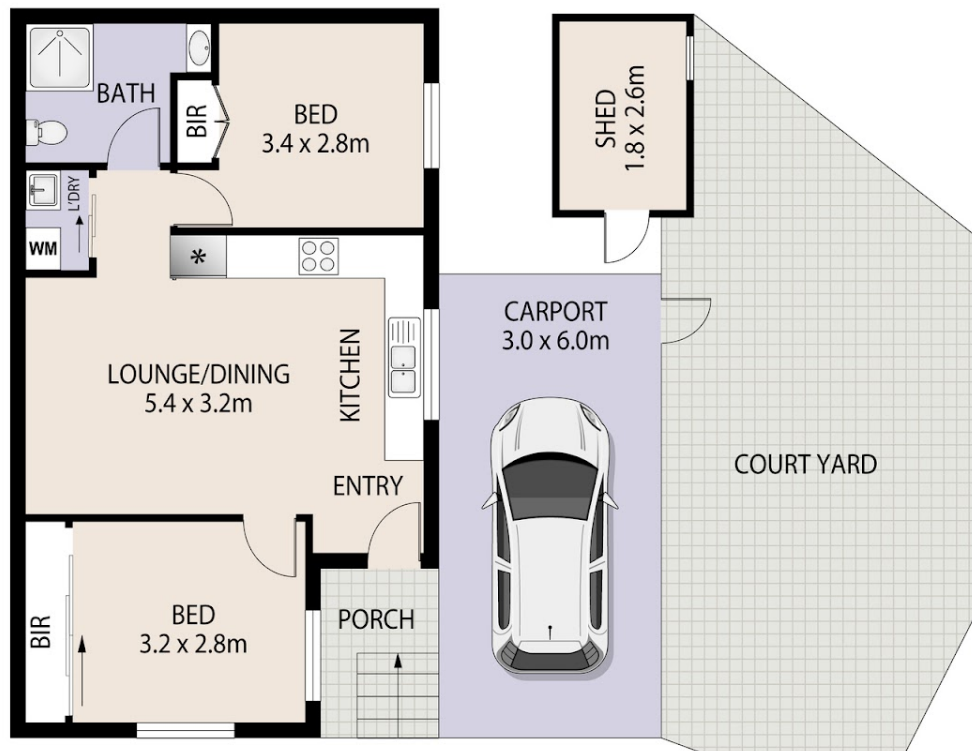
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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.