



# FOR SALE

## MOVE-IN-READY FAMILY DUPLEX IN A QUIET CUL-DE-SAC

Positioned in a quiet cul-de-sac and recently refreshed with bright neutral tones and modern styling, this beautifully presented duplex offers the perfect combination of comfort, convenience and low-maintenance family living. Featuring spacious living areas, updated interiors and a fantastic outdoor entertaining space, this home is ideally located within walking distance to William Clarke College. Close to Kellyville Village Shopping Centre, bus transport and Fred Caterson Reserve. Zoned for Sherwood Ridge Public and Kellyville High School.

### Features:

- \* Three generous bedrooms, all with built-in wardrobes
- \* Main bedroom featuring a renovated ensuite and walk-in robe
- \* Renovated main bathroom with European style bath
- \* Well-appointed kitchen overlooking the meals and family area
- \* Separate formal lounge room for added living space
- \* Large covered entertaining area perfect for year-round gatherings
- \* Freshly painted interiors throughout
- \* Brand new carpets and blinds installed
- \* Expansive grassed backyard ideal for children and pets to enjoy
- \* Air conditioning
- \* North-east facing back yard
- \* Single lock-up garage with ample additional parking on the driveway

### Location Highlights:

- \* Walk to William Clarke College
- \* Close to Sherwood Ridge Public School
- \* Minutes to Kellyville Village Shopping Centre
- \* Convenient access to bus transport
- \* Near Fred Caterson Reserve and sporting facilities

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or

3 BED | 2 BATH | 1 CAR

### PRICE:

Price Guide \$1,600,000

### OPEN FOR INSPECTION:

Jun 20 at 10:00am - 10:30am

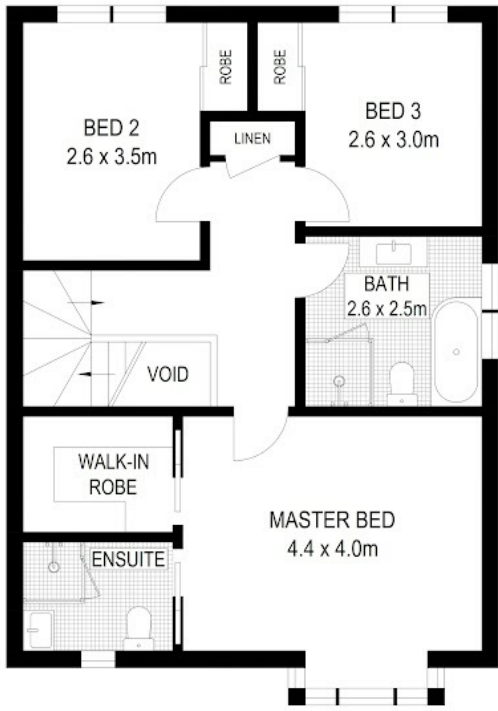


**Thomas Choy**

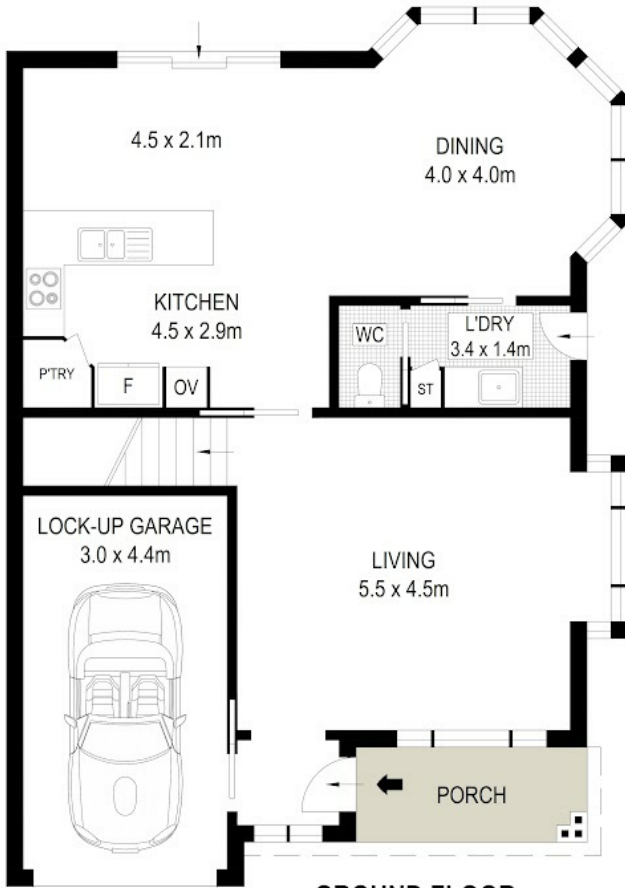
**0414253119**

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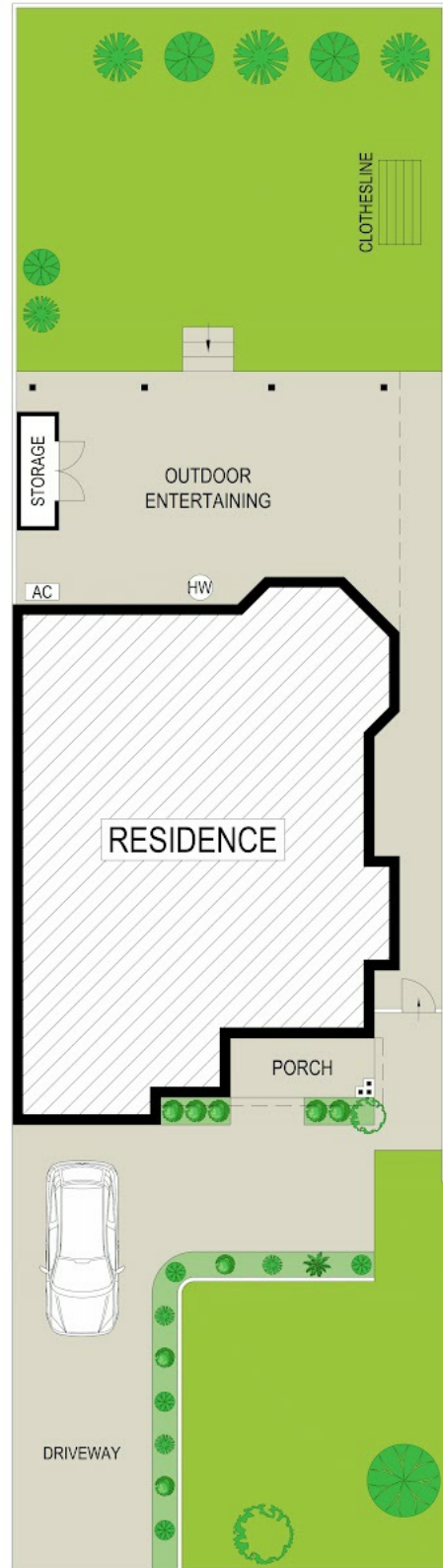
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FIRST FLOOR



GROUND FLOOR



SITE PLAN



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.

14B La Vista Grove, Castle Hill

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This floor plan and site plan are for illustration purposes only. Measurements, boundaries and north arrow orientation are approximate. Interested parties should verify details on the ground.