

## FOR SALE

### STYLISH TORRENS TITLE HOME IN PRIME NORTH KELLYVILLE SETTING

A striking showcase of contemporary design and effortless living, this beautifully presented Torrens Title residence offers generous proportions, quality finishes and exceptional convenience in one of North Kellyville's most desirable locations.

Thoughtfully designed for modern family living, the residence reveals a spacious open plan layout enhanced by quality tiled flooring, ducted air conditioning and seamless indoor-outdoor flow. At its heart, the gourmet kitchen is appointed with 900mm stainless steel appliances, Caesarstone benchtops and a generous breakfast bar, overlooking the living and dining zones.

Sliding doors open to an expansive paved entertaining area framed by beautifully maintained, low-maintenance gardens, creating the ideal setting for year-round entertaining and relaxed family gatherings.

Accommodation is well considered, with a ground-floor bedroom and full bathroom providing flexibility for guests, extended family or multi-generational living. Upstairs, three generously sized bedrooms feature built-in wardrobes, including an oversized master retreat complete with a walk-in robe and spacious ensuite. A stylish main bathroom offers a freestanding bathtub and double vanity, adding a touch of luxury.

- Spacious open plan living and dining areas
- Gourmet kitchen with Caesarstone benchtops and 900mm appliances
- Ground-floor bedroom and full bathroom
- Four generous bedrooms, all with built-in wardrobes
- Oversized master suite with walk-in robe and ensuite
- Designer main bathroom with freestanding bathtub and double vanity
- Ducted air conditioning and quality finishes throughout
- Remote double garage with internal access
- Large paved outdoor entertaining area, large retractable awning
- Walk to shops, cafés, transport and local schools
- Short walking distance to The North Village and North Kellyville Square
- 5 minute walk to Hills Adventist College and North Kellyville Public School
- 5 minute drive to Our Lady of the Rosary Primary School

4 BED | 3 BATH | 2 CAR

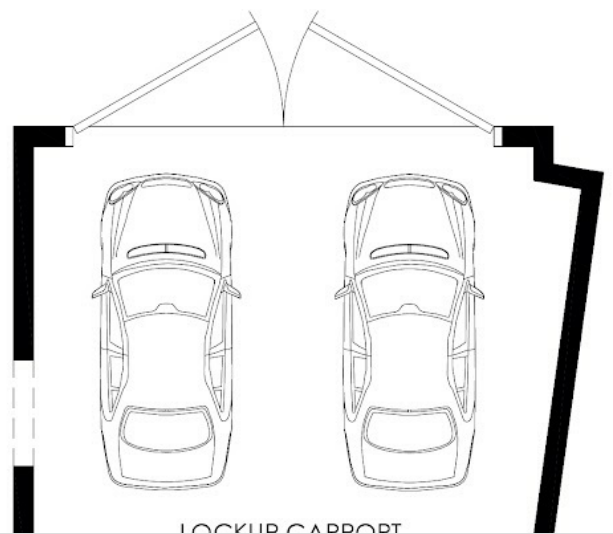
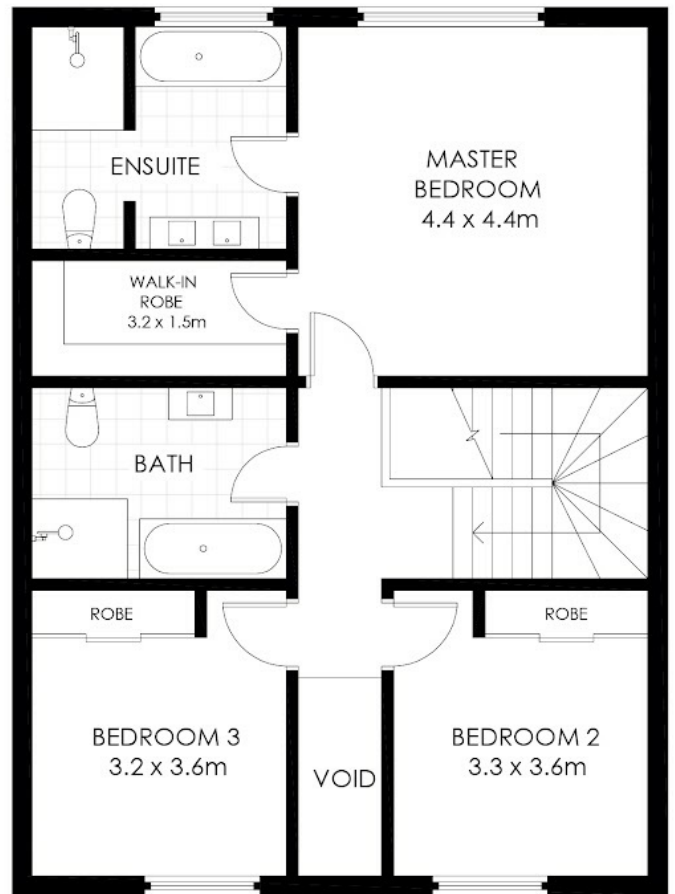
PRICE:  
Auction

OPEN FOR INSPECTION:  
Jul 5 at 2:00pm - 2:30pm



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DISCLAIMER: All dimensions are approximate and for illustrative purposes. Interested parties should rely on their own enquiries. Floor plan created by Onebox Media.



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.

Entry Via Churchill Way