

# 1/2 Marketsfield Avenue, North Kellyville, NSW 2155

## Sold House

Friday, 6 October 2023

1/2 Marketsfield Avenue, North Kellyville, NSW 2155

Bedrooms: 4

Bathrooms: 3

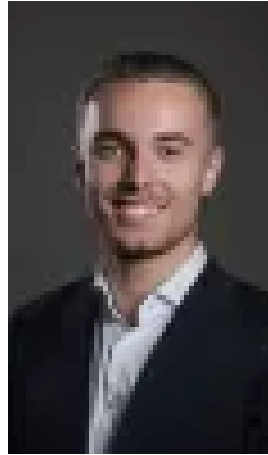
Parkings: 2

Area: 303 m<sup>2</sup>

Type: House



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**\$1,450,000**

Introducing to the market an elegant and sophisticated home perfect for a growing family. This residence has a remarkable floor plan which features sizeable open living spaces, guest accommodation downstairs, a double automated garage, and a luxurious backyard for the entire family to unwind. This tasteful four bedroom home will exceed all of your expectations, as it captures the nature of comfort and space and presents high quality features above all else. Promising convenience, the residence is effortlessly located nearby Rouse Hill Town Centre, North Kellyville Square, North Kellyville Public School and the Metro Station. Featuring:

- A gourmet chef's kitchen with a marble island breakfast bar, 900mm wide premium appliances and a generous butler's pantry serves as the social heart of the home.
- The voluminous living and dining space flows seamlessly to a sun soaked alfresco entertaining space with outdoor kitchen with gas cooking and a sink.
- Lower-level accommodation is ideal for guests or with its own large walk in robe and ensuite bathroom with shower, toilet and vanity and an adjacent lounge room, providing plenty of spacious options for the family and guests.
- Central laundry with adjacent powder room and external access for convenience.
- The upper level comprises three well-scaled bedrooms, two appointed with built-in wardrobes and central to the main luxury bathroom with bath, shower, vanity and toilet.
- The master features stunning hybrid timber flooring, an abundance of space with two walk-in wardrobes and a deluxe modern ensuite with floor to ceiling tiles, while opening to a private balcony.
- Vast family room upstairs which seamlessly transitions to a well proportioned outdoor balcony.
- Additional noteworthy features of the residence include extensive under stair and linen storage, floor to ceiling tiles to the modern bathrooms, ducted air conditioning, downlights and blinds throughout.

Location Benefits (all approximations):

- 230m to nearest bus stop
- 270m walk to Reserve/Park
- 350m walk to North Kellyville Public School
- 2min drive to The North Village
- 2min drive to Scribbleskindy
- 4min Rouse Hill High School
- 4min drive to North Kellyville Square
- 6min drive to Our Lady of the Angels Primary
- 6min to Bernie Mullane Sports Complex
- 7min drive to Rouse Hill Town Centre
- 7min drive to Rouse Hill Metro Station
- 8min drive to Kellyville Metro Station

Don't miss out on this amazing opportunity to call this your own! For more information call Corie Sciberras on 0407 033 203. \*All information in this advertisement was gathered from sources deemed reliable, however Sciberras Group RE or any staff related to the advertised property cannot guarantee the accuracy of this information and nor do we accept responsibility for its accuracy. For further clarification, please make your own enquires!