

1 Ava Place, Kellyville, NSW 2155



Sold House

Friday, 1 March 2024

1 Ava Place, Kellyville, NSW 2155

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Area: 448 m2

Type: House



Shiv Nair

0272523222

\$2,300,000

Exceeding all expectations in setting and style, this captivating private sanctuary delivers an aspirational family environment in a first-class location - Welcome to 1 Ava. Very few properties can compete with the functionality and finesse of this sophisticated residence, with luxuriously appointed interiors, oversized living and entertaining spaces, and a sixth bedroom on the ground floor with an ensuite, ideal for guest or extended family comfort. Features: • Six bedrooms: all generously proportioned, five with built-in wardrobes • Master features his and hers walk-in robes, private balcony and an indulgent ensuite • Sixth bedroom on ground floor has a well-appointed ensuite with a large shower • Multiple formal and informal living spaces, including a media room and upstairs rumpus • Smeg-appointed gas entertainer's kitchen with a waterfall-edge breakfast bar, butler's pantry with 5-hob gas cooktop and walk-in pantry • Large family bathroom with bathtub, double vanity and rain shower • All-weather entertaining patio with BBQ kitchen, fridge and ceiling fan • Beautifully landscaped, low-care gardens and lush, level lawn • Internal laundry with external access and a walk-in linen press • Double lock-up garage with internal access plus extra storage • Additional features: Ducted a/c, video intercom, Monier solar roof tiles, CCTV security, plantation shutters Zoned for Bella Vista Public and Crestwood High School. Situated on a peaceful cul-de-sac surrounded by high quality properties, this exceptional property is approx. 1.7km to Bella Vista Metro Station, 1km to buses and 3.1km to Norwest Business Park. It offers easy access to arterial roads, including the M7 and is very handy to quality schools, parks and dining options - contact Shiv Nair today on 0451 883 102 for further information.