

# 1 Catalina Place, Kellyville, NSW 2155



## House For Sale

Wednesday, 22 May 2024

1 Catalina Place, Kellyville, NSW 2155

Bedrooms: 4

Bathrooms: 2

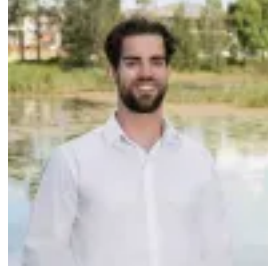
Parkings: 4

Area: 600 m2

Type: House



Phillip Nicholas  
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Mitch Harris  
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## Contact Agent

Discover comfort and privacy in this master-built Beachwood home, nestled in Kellyville's tranquil enclave. Boasting a spacious layout, open-plan living, and private entertainment areas, this meticulously cared-for residence offers the ideal family lifestyle. Situated in a peaceful cul-de-sac yet just moments from Bernie Mullane Reserve, village cafes, shops, and schools, it combines convenience with tranquility at the heart of Kellyville.- Formal lounge and dining areas welcome you upon entry, offering versatile flexibility to adapt to your lifestyle needs- Bask in natural light in the sun-soaked open-plan casual family and meals area, seamlessly connecting to the outdoors- Elevate your culinary prowess in the heart of this home with a well-appointed kitchen featuring a spacious breakfast bar, built-in pantry, and ample storage- Enjoy effortless meal preparation with Chef cooking appliances, including a dishwasher- Retreat to the vast master bedroom for tranquility, featuring a spacious ensuite and walk-in robe- Three generously sized bedrooms provide ample space for relaxation, each with built-in wardrobes- Two full bathrooms and an internal laundry offering ample storage- Entertain in style on the covered entertaining area overlooking manicured gardens, creating an inviting outdoor space- Accommodate your vehicles with ease in the expansive structured carport suitable for a caravan, boat, or additional cars- Features include a combination of tiled and carpeted flooring, downlights, and ceiling fans for added comfort- Enjoy the benefits of a solar system, garden shed, and convenient side access- Experience year-round comfort with ducted air-conditioning and benefit from a double lock-up garage with a workshop station and storage options- Take advantage of being within the sought-after catchment zones of Sherwood Ridge Public School and Kellyville High School