

1 Patterson Avenue, Kellyville, NSW 2155



Sold House

Friday, 16 February 2024

1 Patterson Avenue, Kellyville, NSW 2155

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House



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\$1,541,000

Cherished by the one family for two decades, this beloved home has seen memories made and children grow up. It's now ready to embrace a new family and exciting next chapter. Surrounded by excellent schools, parks, shopping centres and city buses practically at the front door, this exceptional location delivers convenience and an enviable lifestyle for all ages. Set on a superb 701.8sqm corner block with two street entrances, the existing layout offers drive-through access to an expansive and versatile undercover space, perfect for tradies wanting a safe place to park vehicles, hobbyists, boat storage or an ideal venue for large-scale entertaining. Inside, impressive dimensions flow through a light-filled lounge room to an effortless open-plan kitchen and dining area. Spacious and versatile, a home office offers optimal independent entry. A substantial main bathroom serves private large bedrooms, and the master boasts its own ensuite. A rare opportunity to move straight in and enjoy while contemplating future plans with potential for renovation, extension or a complete rebuild (STCA). Zoned for Kellyville Public School and Kellyville High School, close to William Clarke College and a short stroll from Kellyville Village. Accommodation Features: * Spacious family-friendly interiors, large light-filled windows throughout * Carpeted separate lounge room, open plan dining and kitchen * Stone benchtops, gas cooktop, dishwasher * Sizeable bedrooms, built-in wardrobes, master with ensuite * Substantial main bathroom, versatile home office space * Internal laundry with direct access outdoors External Features: * Large 701.8sqm corner block * Dual street entry, Patterson Avenue and Wrights Road * Drive-through access, expansive undercover space * Fully fenced backyard with gate access, large single garage Location Benefits: * Footsteps to 626 bus services to Kellyville Station and Castle Hill Station * 200m to Lavender Avenue Reserve * 300m to 615X express bus service to the city QVB and 664 bus services to Norwest, Parramatta * 400m to 632 bus service to Rouse Hills, Pennant Hills, Norwest, and Castle Hill * 550m to Kellyville Village with eateries, Coles, Woolworths, Aldi * 1km to Kellyville High School (zoned) and St. Angela's Primary School * 1.1km to William Clarke College * 1.3km to Kellyville Public School (zoned) * 1.7km to Castle Hill Home Maker Centre * 1.9km to Bernie Mullane Sports Complex * 2.1km to Bunnings Castle Hill * 2.1km to Fred Caterson Reserve * 3.1 km to Norwest Marketown * 3.1km to Castle Hill Country Club * 3.2km to Norwest Business Park * 4.3km to The Hills Private Hospital * 4.7km to Castle Towers and entertainment precinct * 5.3km to Norwest Private Hospital * 5.5km to Rouse Hill Town Centre Auction Contact Nathan Leuzzi ☎0412 975 190 Giuseppe Murace ☎0408 009 963 Disclaimer: All information contained here is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it.