

**10 Gasnier Avenue, North Kellyville, NSW 2155**

**THE STUDIO**

**House For Sale**

Friday, 10 May 2024

10 Gasnier Avenue, North Kellyville, NSW 2155

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 378 m2**

**Type: House**



Ismai Ates  
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Hardik Shah  
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## **Modern Home + Walk to Schools & Shops**

Meticulously appointed to promote a streamlined in/outdoor design, this landscaped residence evokes a minimalist ambiance with high-quality finishes. The sleek interiors provide a leafy backdrop and abundant natural sunlight, creating a calming oasis for entertaining, socialising, and relaxation. Positioned with a coveted north-to-rear aspect, this three-bedroom plus study home is conveniently situated just 1.3km from North Kellyville Square, Frog Reserve, and everyday amenities.- Breezy living/dining space is enhanced with dual outdoor flow to the deck- Beautifully landscaped alfresco deck offers an open-air space to entertain- Additional lounge connects to the study, study can be utilised as a bedroom- Island kitchen features stone benches, steel gas appliances and a dishwasher- Double bedrooms offer built-in robes, master with a walk-in robe and ensuite- Chic main bathroom unveils a large frameless shower and a freestanding bath- Elegant living environment dressed in calm neutral tones and polished tiles- Ducted air-conditioning, gas bayonets, solar panels, downlights throughout- Double automatic garage with storage, has both internal/backyard access- Within the catchment for North Kellyville Public and Rouse Hill High SchoolDisclaimer: The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee the accuracy of this information and nor do we accept responsibility for its accuracy. Any interested parties should rely on their own enquiries and judgment to determine the accuracy of this information for their own purposes.