

103 Garrawilla Avenue, North Kellyville, NSW 2155



House For Sale

Thursday, 11 January 2024

103 Garrawilla Avenue, North Kellyville, NSW 2155

Bedrooms: 5

Bathrooms: 3

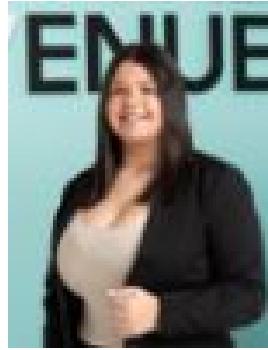
Parkings: 2

Area: 400 m2

Type: House



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Just Listed

This breathtaking residence is set in one of the most desirable sectors of North Kellyville. Positioned directly opposite a tranquil nature reserve, with your own bushwalk access only three doors away. A perfectly rectangular block of 400m², a wide street frontage of over 14m, set on the high side of a wide street, with no neighbours in front. Grand design and a superior build are the cornerstone of this 25 square residence, offering two master bedrooms and featuring:

- 5 large bedrooms, inclusive of two master bedrooms offering their own ensuite. 4 bedrooms have mirrored built-ins with tailored cabinetry and master bedroom upstairs has a walk-through wardrobe.
- 3 bathrooms and 4 toilets spread intelligently over the two levels, offering his/her vanity and bathtub.
- 2 grand living areas. Downstairs lounge room is lined with Jarrah timber, overlooking the extensive backyard with sliding doors to alfresco. Upstairs living room is captivating with nature views and a balcony that hangs over treetops.
- Separate dining room with sliding doors to the alfresco area.
- 2 car automatic garage with internal access, led by an attractive double driveway.
- 2.7m high ceilings both downstairs and upstairs.
- 1.5m wide entry corridor complimented by a 1.2m wide solid timber door and inviting front porch.
- Ducted centralised air conditioning throughout.
- Exceptional design to capture the breeze, natural sunlight via an abundant use of windows.
- Outdoor alfresco with a huge backyard, lawned and a blank canvas for a swimming pool, large shed or play area. Wide side access on both sides.
- Lavish kitchen with unique stone benchtops and a massive walk-in pantry, dishwasher, gas cooktop, ducted rangehood and oven.
- Separate laundry and external access.
- 22 solar panels, rainwater tank and Bosch instant gas hot water system.

Location proximities:- 6-minute walk to 615X City Express Service bus stop- 8 minute walk to Bladensburg Road Reserve- 17 minute walk to Rouse Hill High School- 3 minute drive to North Kellyville Square Shopping - 4 minute drive to North Kellyville Public School- 8 minute drive to Rouse Hill Town Centre- 10 minute drive to Rouse Hill Metro Station

An exceptional residence that is uniquely positioned and tastefully constructed. For your inspection opportunity please contact Sacha on 0466 979 444.