

**10A President Road, Kellyville, NSW 2155**

**CastleHaven**

**House For Sale**

Monday, 15 April 2024

10A President Road, Kellyville, NSW 2155

**Bedrooms: 7**

**Bathrooms: 5**

**Parkings: 4**

**Area: 634 m2**

**Type: House**



Sunny Lee

## Contact Agent

This architecturally designed modern home, just approximately 2 years old, boasts a double brick construction with concrete slab second floor, offering the perfect blend of space, comfort and convenience. Situated on a large 634.3 sqm block of land in the heart of Kellyville, it features a separate 2-bedroom granny flat, providing an ideal opportunity for dual living arrangements or additional rental income stream.

**Features:**

**Main Residence:**

- Double brick construction with a concrete slab second floor
- 5 spacious bedrooms and 4 bathrooms, including 2 ensuites and a poolside bathroom
- Bright and airy bedrooms
- Expansive master bedroom with a large ensuite, walk-in robe, and balcony access
- Guest room with ensuite downstairs
- Formal lounge
- Open plan family living and dining area
- Top-quality tiled flooring downstairs and premium wooden flooring upstairs
- Internal laundry and downstairs powder room
- Well-appointed luxurious gourmet gas kitchen with stone benchtops and top-of-the-line stainless steel appliances, including a dishwasher
- Ducted air conditioning and vacuum system
- Wall-mounted gas heating in the family living area
- Security alarm system and intercom
- Solar panels for energy efficiency
- High ceilings throughout
- Alfresco entertaining area with BBQ facilities and a cozy wooden fireplace
- Inviting inground heated swimming pool with a separate poolside bathroom
- Beautifully landscaped garden with a private backyard
- Automatic double garage with internal access, plus separate parking space for two cars

**Granny Flat:**

- Separate entrance for privacy
- Located upstairs with balcony access
- Separate meters for electricity, water and gas
- 2 bedrooms with built-in wardrobes
- Modern gas kitchen with stone bench and high-quality stainless steel appliances, including an oven
- Ducted air conditioning
- Stylish bathroom and laundry facilities
- Estimated rental potential of \$500 per week

**Location:** Ideally situated in the sought-after area of Kellyville, within walking distance to reputable schools, medical centres, childcare facilities, parks, local shops and public transport options, including city buses. Easy access to Kellyville Metro train station, William Clarke College, Kellyville Village and Castle Hill Super Centre. Offers both a luxury family living and a sound investment opportunity with additional income stream. Don't let this rare opportunity slip away!