

**11 Ballymena Way, Kellyville, NSW 2155**

MANOR

**Sold House**

Saturday, 12 August 2023

11 Ballymena Way, Kellyville, NSW 2155

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Zac Fitzhenry  
0296395833

**\$1,885,000**

Nestled on a peaceful and quiet street in the prestigious Duncraig Estate, lies this stunning north-facing sanctuary, offering a luxurious and contemporary lifestyle. This residence is a true gem, boasting an enviable backyard complete with a sparkling pool and spa. With the added convenience of being in close proximity to quality schools, this property presents an exceptional opportunity for a family seeking a harmonious blend of comfort, convenience, and elegance. This is a rare opportunity to acquire a prestigious family home in one of Kellyville's most sought-after neighborhoods. Don't miss your chance to secure an idyllic lifestyle with a pool and spa in your own backyard. Act quickly to discover the potential of this exceptional property. Additional Features: - Spacious combined formal living and formal dining area - Sun-drenched family room and casual dining/meals area - 750m to Sherwood Ridge Public School - 900m to William Clarke College - 400m to Cattai Creek - Just minutes to Kellyville Village and Hills Showground Metro- Large refurbished modern kitchen featuring quality European appliances, 40mm Caesarstone benchtop, gas cooking with ducted range hood, double door fridge space, spacious pantry and an abundance of cupboard space as well as a breakfast bar- Guest Powder room/ toilet - Laundry with internal and external access- Home office or 5th bedroom with access to the garage and backyard- New carpet and underlay throughout upper level- Double door luxury master bedroom featuring walk in robe, en-suite with spa bath, and instant gas hot water system- Three additional bedrooms with built in robes - Media/upstairs rumpus area and additional cupboard for linen- Paved low maintenance back yard space with natural gas connection point - Double automatic lock-up garage with internal access - Multi-zoned ducted air-conditioning with control boards to both levels- Alarm system, and wired for CCTV security camera system