

**110 James Mileham Drive, Kellyville, NSW 2155**



**House For Sale**

Wednesday, 12 June 2024

110 James Mileham Drive, Kellyville, NSW 2155

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 605 m2**

**Type: House**



Simon Kowald  
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Luke Browning  
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## For Sale

Boasting exceptional street presence and a flawless floorplan suited to modern family living, this renovated single level home is sure to impress. An abundance of natural light floods the home which exudes relaxation and style throughout the inviting formal lounge room and open family zone. Centrally-set to make cooking and entertaining a breeze, the generous kitchen includes a large built-in pantry, modern cooking appliances and plenty of cupboard space. Glass sliders open from the meals zone to a spacious covered alfresco area ideal for hosting dinner parties. The backyard is both large and child-friendly, with manicured lawns ideal for kids and pets. Formal accommodation is comprised of four well-sized bedrooms with integrated storage. The master suite enjoys the privacy of an ensuite while the other three bedrooms are cleverly spaced around the sleek main bathroom. This ultra-convenient address is a short stroll from Bernie Mullane Sporting Complex and buses, handy to Kellyville Village and North Kellyville Square shops, and surrounded by a choice of elite schools such as William Clarke College. It's also only 8 minutes to Kellyville metro station, 8 minutes to Rouse Hill Town Centre and 11 minutes to Castle Towers.

- Beautifully landscaped and flat 605 sqm parcel
- Low maintenance, spacious single level home
- New carpets, freshly painted, ducted a/c, built-in linen press
- Large backyard, manicured lawns, garden shed
- Zoned for Sherwood Ridge Public School and Kellyville High School

We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.