

**126/44 Armbruster Avenue, North Kellyville, NSW
2155**



Sold Unit

Wednesday, 21 February 2024

126/44 Armbruster Avenue, North Kellyville, NSW 2155

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Paul Conti
0296802255

Contact agent

Another Sold by Paul Conti and Saby Arora-----
Modern and Stylish 2 Bedroom Apartment in North Kellyville>Welcome to 126/44 Armbruster Avenue, North Kellyville, where modern living meets convenience! This immaculate two bedroom, two bathroom apartment offers a contemporary open floor plan with carefully appointed features to enhance your lifestyle.Property Features:-Spacious open floor plan with ash brown laminated flooring-Two well-appointed bedrooms with built-in robes and plush carpeting-Upgraded bathroom with marble splashback and smart dimmable mirrors-Block-out and sheer blinds in bedrooms and living area for privacy and comfort-Two split air conditioners operated via mobile app for climate control-Stylish Franke sink with pull-out tap, AEG oven and cooktop, Fisher and Paykel dishwasher-Granite benchtop adding elegance to the kitchen-Gas outlet, internal and external downlights with colour switch between warm white and cool white-Tinted windows on sliding doors for energy efficiency-Professionally painted walls for a fresh, modern lookRecreational Amenities:-Enjoy a vibrant lifestyle with convenient access to amenities:-Just a 100-meter walk to North Kellyville Square, offering award-winning cafes and shops-150 meters to Withers Road Reserve, featuring a half basketball court, large playground, nature trail, and picnic area-400 meters to Oxlade Reserve/Tree Frog Park for outdoor activities-Only 7 minutes away from Rouse Hill Town Centre for shopping, dining, and entertainmentSchool Proximity:-Perfect for families with children, with schools nearby:-600 meters to North Kellyville Public School (catchment)-A quick 6-minute drive to Rouse Hill High School (catchment)-2 minutes to Hills Adventist College-6 minutes to Our Lady Of The Angels Primary SchoolTransportation:-Easy commuting with public transport options:-Just 20 meters to Hezlett Road Bus Stop-Route 601 to Rouse Hill Town Centre, Metro, and Parramatta CBD-Route 615X express to Sydney CBD for convenient travelDon't miss out on the opportunity to own this exquisite apartment in a sought-after location. Contact us today to arrange a viewing!Opportunities to view apartments of this quality are few and far between! Reach out to Paul at 0414 981 005 or Saby at 0433 336 461 today for further details on this property or to schedule your inspection.Our recommended and award-winning broker: Daniel Pym 0412 838 490
<https://broker.loanmarket.com.au/loan-market-castle-hill/>Every care has been taken to verify the accuracy of the information contained in this document, but no warranty (either express or implied) is given to or by Ray White Castle Hill or its agent as to the accuracy of the contents. Purchasers should conduct their own investigations into all matters relating to the purchase of the property.