

**13 Ardley Avenue, Kellyville, NSW 2155**



**Duplex/Semi-detached For Sale**

Tuesday, 19 March 2024

13 Ardley Avenue, Kellyville, NSW 2155

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Duplex/Semi-detached**



Kael Sharp  
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## Low-Maintenance Duplex In Central Locale

Team Kael Sharp & Ray White Castle Hill are immensely proud to present this low-maintenance, torrens titled duplex to the market for the first time. Meticulously cared for and maintained, the property is conveniently located within close proximity to all local amenities, such as Kellyville Village Shopping Centre, public transport, medical centres and parks. Arriving at the property, you will immediately be impressed by the tree-lined street and the privacy that the property provides. Entering the home you will find a large downstairs living space that is perfectly positioned to allow for entertaining or relaxing all year round. The gourmet chefs kitchen allows for plenty of storage and boasts stainless steel appliances and gas cooking. The separate meals zone flows seamlessly to the family room that continues through to the low maintenance backyard and undercover pergola area. Upstairs consists of a huge rumpus room with three generous sized bedrooms, two with their own built-in robe, with the master suite boasting a large walk-in robe and ensuite bathroom. Features include:

- Torrens Titled duplex offered to the market for the first time (only one common wall)
- Low-maintenance property, perfect for down-sizers, first home buyers or investors
- Three spacious bedrooms, two with built-in robes
- Master suite contains walk-in robe and ensuite bathroom
- Gourmet chefs kitchen with gas cooking & stainless steel appliances
- Multiple living spaces both upstairs and downstairs
- Ducted air conditioning throughout
- Backyard with undercover pergola area to relax all year round
- Much, much more

Location benefits:

- 250 metres walk to Bus Stops
- 500 metres walk to Kellyville Village Shopping Centre
- 500 metres walk to Anzac Centenary Park Reserve
- 600 metres walk to Kellyville High School
- 700 metres walk to William Clarke College
- 1.4km to 'Our Medical Kellyville'
- 1.7km to Kellyville Public School
- 3km to Hills Showground Metro Station
- Much, much more location benefits

Duplexes are rare in Kellyville so to avoid missing out, we strongly recommend an inspection! Contact Kael Sharp today for more information on this property or to submit your offer - 0435 821 736 - [kael.sharp@raywhite.com](mailto:kael.sharp@raywhite.com) 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.)