

# 13 Cocoparra Circuit, North Kellyville, NSW 2155

MANOR

## House For Sale

Thursday, 16 May 2024

13 Cocoparra Circuit, North Kellyville, NSW 2155

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Type: House



STEVE FORD  
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CAMILLA ALEXANDER  
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## New to Market

Tucked away on a secluded 673sqm plot, this exquisitely crafted home offers an idyllic sanctuary for families seeking serenity. Boasting a bright and airy interior with multiple living spaces including a dedicated media room and upstairs rumpus, along with a convenient home office or downstairs guest bedroom, it's designed for relaxation and productivity. The open-plan kitchen, dining, and lounge area seamlessly flow onto a covered rear timber deck, overlooking a captivating inground pool embraced by peaceful gardens and a lush lawn. Gourmet kitchen equipped with stainless steel appliances, Smeg double ovens, and a stylish island bench featuring 40mm quartz countertops. Modern aesthetic with solid spotted gum timber stairs and plantation shutters throughout. Luxurious master suite with a custom walk-in wardrobe and indulgent ensuite. Elegant bathrooms adorned with floor-to-ceiling tiling and frameless shower screens. Laundry with built-in cabinets, under-stair cupboard, and ducted air-conditioning for comfort. Automatic double garage, workshop, overhead storage, ample off-street parking and solar with 20 panels and 6kw convertor. Situated in the coveted North Kellyville Primary School zone, this turnkey property is just moments from local amenities, including shopping precincts and cafes. Offering unmatched style and craftsmanship, the residence enjoys easy access to city transport options and is less than a 10-minute drive to the Sydney Metro Northwest.