

**13 Dahlia Circuit, North Kellyville, NSW 2155**

**THE STUDIO**

**Sold House**

Friday, 25 August 2023

13 Dahlia Circuit, North Kellyville, NSW 2155

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 3**

**Area: 600 m2**

**Type: House**



Ismail Ates



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**\$2,287,500**

Sold for a premium price. Sold as THIRD agent in two weeks, after TWO unsuccessful campaigns with other agents. Chic and contemporary, neutral aesthetics with an abundance of natural sunlight, this ultra-modern family home is the one you have been searching for. Offering an outstanding lifestyle opportunity on an elevated block within a highly convenient location, ideally situated within walking distance to buses, Rouse Hill Shops & Metro plus a selection of private & public schools.- Northern aspect built by Clarendon homes with upgraded inclusions- Gourmet gas kitchen, stone bench-tops, walk in pantry- Open plan living rooms with two dining zones- Theatre room fully fitted with speakers & projector- Large family rumpus room making it the 3rd living zone downstairs- Four bedrooms upstairs, Four with built in robes- Large master bedroom with walk in robe & ensuite bathroom- Sixth bedroom located downstairs with adjoining bathroom & shower- Upstairs rumpus ideal for kids retreat or living zone- Triple garage with internal and drive through access to the backyard- Community title fees Approx \$280 per quarter Additional inclusions:NBN internet, Solar Panel System - 10.92kW Solar System, Modern security alarm system, 20kW Fujitsu ducted air conditioning with 6 zones & roller blinds,Location Benefits (approx.)- 650m walk to McMillian Reserve/Park- 700m to nearest bus stop- 1km to North Kellyville Public School- 1.2km to The North Village- 1.2km to Scribbles kindy- 4 min drive to North Kellyville Square- 5 min to Bernie Mullane Sports Complex- 6 min Rouse Hill High School- 7 min drive to Our Lady of the Angels Primary- 8 min drive to Rouse Hill Town Centre- 8 min drive to Rouse Hill Metro Station