

# 13 Dorrigo Road, North Kellyville, NSW 2155



## Sold House

Tuesday, 23 January 2024

13 Dorrigo Road, North Kellyville, NSW 2155

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



Youhan Daryoush  
0488996995



Paul Land  
0406611555

**\$1,500,000**

Welcome to your new home, where modern living meets comfort and convenience. This immaculate single-level residence is tailor-made for first-home buyers or those looking to downsize without compromising on style and functionality. Positioned with precision, this home is a stone's throw away from local schooling, parks, shops, and public transport, ensuring a lifestyle of ease and accessibility. Contact us today to arrange an inspection! As you approach, be greeted by the meticulously maintained front lawns and gardens, setting the tone for the impeccable charm that awaits within. The neat and tidy façade invites you into a world of contemporary design and thoughtful features. Step inside, and you'll find an inviting tiled entryway seamlessly flowing into the spacious, open-plan living and dining room. With stacker door access to the alfresco, this area becomes an ideal space for entertaining, blurring the lines between indoor and outdoor living. The heart of this home is the modern kitchen, boasting an island bench, 20mm stone benchtops, a 900mm gas stove top, dishwasher, concealed ducted range hood, integrated microwave, and a walk-in pantry – a haven for culinary enthusiasts. For those seeking a more intimate setting, a private carpeted media room awaits at the centre of the home, offering a retreat for cozy gatherings or movie nights. The large master suite at the front of the home is a sanctuary, featuring carpeted floors, a ceiling fan, walk-in wardrobe, and a private ensuite with a vanity, shower, and toilet. Three additional bedrooms, all with generous space and built-in wardrobes, cater to family or guests. The neutrally coloured main bathroom is equipped with a vanity boasting a stone benchtop, a bathtub, semi-frameless shower, and a toilet – a perfect blend of style and functionality. Step outside to an expansive tiled alfresco area, complete with a ceiling fan and sun shade, overlooking a low-maintenance rear yard with a garden shed. The perfect spot for outdoor gatherings or simply enjoying some quiet time. This home is equipped with ducted air conditioning, LED downlights, soft sheer curtains allowing lovely natural sunlight inside, a concealed laundry with yard access, linen storage, and an alarm system for added security. With a double garage offering internal entry, this home provides the utmost convenience. Moreover, its strategic location places it approximately 1.6km to North Kellyville Public School, 2.3km to Rouse Hill High School, and 800m to North Kellyville Square. Nature enthusiasts will appreciate being only 200m away from the Springbrook Boulevard Reserve. Don't miss the opportunity to make this meticulously designed and conveniently located residence your new home. Embrace a lifestyle of comfort, style, and accessibility – your dream home awaits! NOTE: This property has been partially virtually styled. \*\*\*\*\*Disclaimer: The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee the accuracy of this information and nor do we accept responsibility for its accuracy. Any interested parties should rely on their own enquiries and judgment to determine the accuracy of this information. For inclusions refer to Contract.