

**13 Hickson Avenue, Kellyville, NSW 2155**



**Sold Residential Land**

Monday, 4 September 2023

13 Hickson Avenue, Kellyville, NSW 2155

Area: 712 m2

Type: Residential Land



Michael Roberts  
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**\$2,100,000**

We are excited to offer this rare opportunity for you to secure a prime 712.4m<sup>2</sup> level block of land in a highly sought-after pocket of Kellyville. This premium R3 zoned site with an 18 metre frontage and north to rear aspect delivers endless options for you to either build your dream family home, dual occupancy or multi dwelling housing (STCA). The choice is yours, what will you build? Vacant land of this quality is few and far between, this could be one of the last opportunities to build your dream home in such an enviable family friendly location or looking for a smart investment within mere minutes to quality amenities including Kellyville Metro station, shopping centres and recreational facilities. Location Benefits: • Zoned for Kellyville Public School and Kellyville High School • Easy access to other reputable schools including William Clarke College (5km) and Gilroy High School (8.5km) • Only a short drive to the new Kellyville West Shopping Village, Kellyville Village (4km), Norwest Marketown (5km), Rouse Hill Town Centre (3.9km) plus Castle Towers (8km) • A short (5km) drive to Norwest Business Park • Metro Train stations located at Kellyville Station (900m), Bella Vista Station (3km) and Rouse Hill station (3.9km) • 1km walk to local bus stops on Windsor Road, Kellyville T-Way transport • Minutes to a variety of recreational facilities including Castle Hill Country Club; Lewis Jones Drive Reserve, Kellyville Memorial Park Reserve and Arnold Avenue Sports Complex. Disclaimer: This advertisement is a guide only. Whilst all information has been gathered from sources we deem to be reliable, we do not guarantee the accuracy of this information, nor do we accept responsibility for any action taken by intending purchasers in reliance on this information. No warranty can be given either by the vendors or their agents.