

# 13 Iezza Place, Kellyville Ridge, NSW 2155



## House For Sale

Tuesday, 21 November 2023

13 Iezza Place, Kellyville Ridge, NSW 2155

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 450 m<sup>2</sup>

Type: House



Ruma Mundi



Tarkan Sivas  
0288831088

## **Auction Unless Sold Prior**

Ruma Mundi and the team at McGrath are proud to present this immaculate home with impressive street appeal on the high side of a quiet cul de sac. The generous accommodation and choice of multiple living and entertaining zones are well suited for a growing family. Immaculately presented throughout with nothing left to do, this home ticks a lot of boxes for families looking to up size and enjoy the convenience and lifestyle offered in this desirable locale. Here's a list of features & inclusions on offer:- Elegant formal lounge and dining upon entry (flexible space for a Media room)- Expansive family and meals area off the kitchen with seamless connection to the alfresco space- Modern kitchen with stainless steel appliances, Bosch rangehood, oven and gas cook top, dishwasher, stone bench tops & large walk-in pantry. - Outdoor alfresco area perfect for family BBQs You will be impressed by the generous accommodation spanning over 2 levels with 5 spacious bedrooms. - King size master suite with large walk-in wardrobe, study nook and private en suite.- 3 additional truly spacious bedrooms upstairs with wardrobes- Open plan rumpus area perfect for kids to retreat to or home office space.- Well appointed main bathroom with separate toilet servicing the bedrooms upstairs- 5th Bedroom downstairs complete with wardrobe and en suite access to a 2 way bathroom. - Lifestyle features and upgrades include high ceilings, tiled and hardwood timber flooring on the lower level, hardwood timber staircase, 6 zoned ducted aircon, security alarm, ducted vacuum system and gas bayonets. - Side access to the fully fenced private yard finished with a grassed area for kids or pets to play in.- Internal laundry with external access - Internal access to double garage with auto door and extra high ceiling (room for mezzanine storage) You will love the quiet location and the convenience of being within walking distance from John Palmer Primary school, The Ponds shopping centre and short drive to Rouse Hill town centre and Metro. All this in a quiet cul de sac diagonally opposite from a picturesque reserve and children's park. Call our sales team today for more information and inspection times

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.