

**13 Julian Close, Kellyville, NSW 2155**



**House For Sale**

Tuesday, 16 January 2024

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 470 m2**

**Type: House**



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## AUCTION !

Nestled in the coveted locale of Kellyville, this charming single-story home stands as a testament to comfort and convenience. Situated on a tranquil cul-de-sac, the residence offers a serene retreat from the bustle of city life while being conveniently accessible. Boasting a prime position in a premium neighbourhood, this property presents an exceptional investment opportunity. Its strategic location not only ensures a peaceful ambience but also promises remarkable potential for growth. Step inside to discover a thoughtfully designed layout, showcasing multiple living areas that cater to various preferences and lifestyles. The spacious interiors exude warmth and functionality, providing ample space for relaxation and entertainment. One of its standout features is the expansive outdoor undercover alfresco area, seamlessly merging indoor and outdoor living. This inviting space offers the ideal setting for hosting gatherings, enjoying leisurely moments, or simply basking in the tranquil surroundings. With its blend of comfort, versatility, and coveted location, this single-story home in Kellyville embodies the essence of a premium investment opportunity, promising a lifestyle of serenity and endless possibilities.

**Property Features:**

- Front garden/sitting area
- Large living room upon entry attached to a formal dining area
- Kitchen with double sinks, gas cooktop and plenty of storage space
- Kitchen featuring a breakfast bar and family meal area
- 4 bedrooms with wardrobes, master featuring a walk-in wardrobe and ensuite
- Large living room/rumpus with gas heater
- Internal laundry
- Outdoor undercover paved alfresco area with spa
- Plantation shutters to the outdoor area
- Tidy and manicured gardens
- Side gate access to around the back
- Double car automatic lock-up garage
- Security alarm system

**Location Highlights:**

- Kellyville Station (2.2km)
- Rouse Hill Station (4.5km)
- Bella Vista Station (4.5km)
- Kellyville Public School (1.1km)
- Kellyville High School (1.9km)
- The North Village (1.8km)
- Kellyville Shopping Centre (1.9km)
- Castle Towers (7.4km)
- Samantha Riley Reserve (2.3km)
- Oxlade Reserve (3.4km)

For more information call: Binnie Jaura on 0430 434 732\*Disclaimer: The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee this information's accuracy, nor do we accept responsibility for its accuracy. Any interested parties should rely on their own inquiries and judgement to determine the accuracy of this information for their purposes. Images are for illustrative and design purposes only and do not represent the final product or finishes.