

13 Kinarra Avenue, Kellyville, NSW 2155



House For Sale

Thursday, 25 January 2024

13 Kinarra Avenue, Kellyville, NSW 2155

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 712 m2

Type: House



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New To Market

Perfectly positioned with a coveted north-facing frontage, this immaculate single-level residence leaves nothing to do but move straight in and enjoy. Immediately welcoming, grand double entry doors introduce an intelligent floorplan guaranteeing a harmonious connection throughout with two separate living zones and an atmospheric stone kitchen opening to spacious dining. Indulgent walk-in wardrobes showcase in three bedrooms, including the master suite, which is complete with a blissful ensuite. Expansive covered outdoor entertaining allows for all-seasons use overlooking a recently refreshed inground pool and surrounded by a bountiful tropical garden to create a serene and private oasis. Tradies will love the double garage with workshop space and high roof, allowing mezzanine-style storage and internal access into the home. Idyllically located within walking distance of city-bound buses and a five-minute drive from the Metro. Zoned for Kellyville Public School and Kellyville High School.

Accommodation Features:* Light and bright living, neutral colour scheme* Large glass sliders, ducted and zoned air conditioning* LED downlights, floating hybrid laminate timber floors* Ample storage, lounge room, separate rumpus* Stone kitchen, glass splashback, double sink* LG dishwasher, LG cooktop, Westinghouse oven* Dining opens directly to alfresco space* Carpeted bedrooms with ceiling fans* Main bedroom with ensuite* Three bedrooms with walk-in robes* Fourth bedroom currently a home office* Main bathroom with spa bath, separate shower* Separate toilet, laundry with external access

External Features:* North-facing frontage, 712sqm (approx.) block * 5Kw solar, gutters replaced approx. 18months ago * Fully insulated roof, paved driveway, well-maintained lawns * Covered alfresco, refreshed inground pool and spa * Poolside cabana, lush tropical plantings, high private fencing * 8 x 6m double garage, workshop space and mezzanine-style storage

Location Benefits:* 199m to the 615X and 626 bus services to Pennant Hills, Cherrybrook and the city * 1km to Kellyville Public School (zoned) * 1km to Kellyville High School (zoned) * 1.2km to Bernie Mullane Sports Complex * 1.3km to Kellyville Park Livvi's Place * 1.5km to Kellyville Village * 2.1km to Wrights Road Community Centre * 2.6km to the Australian International Academy * 2.6km to Hills Adventist College * 2.7km to William Clarke College * 3.2km to Kellyville Metro * 4.2km to Norwest Business Park * 4.5km to Rosehill Town Centre * 5.2km to Bella Vista Farm * 5.4km to Castle Hill BMX Track * 5.9km to Castle Towers * Convenient to St Angela's Primary School, Oakhill College, Northholm Grammar School, Rouse Hill Anglican College, Hills Grammar, Australian Christian College, Arndell Anglican College, St Joseph's Primary School, Redfield College and Tangara School for Girls

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Disclaimer: All information contained here is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it.