

# 13 Mowbray Circuit, North Kellyville, NSW 2155



## Sold House

Thursday, 19 October 2023

13 Mowbray Circuit, North Kellyville, NSW 2155

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 434 m2**

**Type: House**



Youhan Daryoush  
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## Contact agent

Introducing your dream family home in the prestigious suburb of North Kellyville. This exceptional residence is nestled on the high side of the street, surrounded by a neighbourhood of grand, high-quality homes. With a classy and timeless façade, this home exudes sophistication that will stand the test of time. Positioned only a short drive to local schools, shops, parks and transport, you won't need anything else to make this house a home! As you step inside, you'll be welcomed by a cozy family room, perfect for those intimate gatherings with loved ones. Beyond lies an enclosed, carpeted media room, an ideal spot for family movie nights and kids' sleepovers. At the rear of the home, an elevated, open-plan living and dining room awaits, adorned with chic floorboards and stacker doors leading to the alfresco area, an entertainer's dream, and the perfect setting for hosting events and parties. The heart of this home is the dreamy, sleek kitchen, boasting a large island bench, 40mm waterfall stone benchtops, a 900mm gas cooktop, 900mm oven, integrated microwave, dishwasher, walk-in pantry, panoramic splashback window, undermount sink, and pendant lights – truly a chef's delight. Step outside to the spacious decked alfresco area with a ceiling fan, surrounded by easy-care artificial lawns. Golf enthusiasts will be delighted to discover their own putting green, perfect for leisurely recreation. Moving upstairs, a generous rumpus room provides the ideal teenagers' retreat. The luxurious master suite boasts a walk-through hidden wardrobe, a private balcony, and a sumptuous ensuite featuring a double vanity with stone bench, shower with a niche, free-standing bathtub, and a private toilet. Additionally, you'll find three more generously sized bedrooms upstairs, two with walk-in wardrobes and one with a built-in wardrobe. The main bathroom mirrors the ensuite's elegance, featuring a double vanity with stone bench, free-standing bathtub, shower with niche, and a separate toilet. Other noteworthy features of this magnificent home include a laundry with linen storage, a powder room downstairs, LED downlights, ducted air conditioning, solar panels, and an alarm system for your peace of mind. There's also under stairs storage, plantation shutters, and a double garage with internal access for your convenience. This incredible residence is conveniently located just a short drive from local schools, shops, and transport, with North Kellyville Public School, Rouse Hill High School, and Hills Adventist College all within a few kilometres. North Kellyville Square, a hub of shopping and dining, is a mere 2 kilometres away. Don't miss the opportunity to make this exquisite property your family's forever home. Embrace a lifestyle of luxury, comfort, and convenience in the heart of North Kellyville. Contact us today to arrange your exclusive viewing.\*\*\*\*\*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.