

**16 Abermain Avenue, Kellyville Ridge, NSW 2155**



**Sold House**

Friday, 15 March 2024

16 Abermain Avenue, Kellyville Ridge, NSW 2155

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

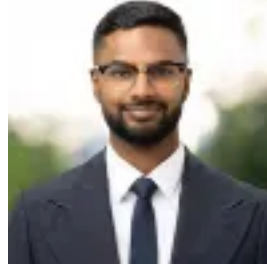
**Area: 498 m2**

**Type: House**



Shiv Nair

0272523222



Keerthi Gajendran

0272523222

## Contact agent

A home of modern brilliance with an expansive entertainers' layout, this relaxed family haven offers a perfect balance of vast and versatile interiors with remarkable outdoor space across one thoughtfully designed level. Impressively appointed and ready to enjoy, it beckons year-round family comfort in the prized John Palmer and The Ponds High school catchment - Welcome to 16 Abermain. Features: • Four bedrooms all fitted with built-in wardrobes, plus a well-sized ensuite to the generous fully renovated master bedroom • Spacious combined family lounge and study, plus a large garden-view rumpus flowing from an open kitchen and dining domain at the rear • Stylish central kitchen featuring quality stone benchtops and a breakfast bar, underlit cabinetry, a gas cooktop and premium Bosch dishwasher • Two full bathrooms, the main equipped with a corner shower and separate spa bathtub • Wonderfully proportioned tiled outdoor entertaining area under a curved pergola and ceiling fan, with sprawling manicured level lawns at the rear • Double automatic lock-up garage with convenient internal access • Additional features: Ducted air conditioning, ceiling fans, motion-sensor downlights, smart-lock security front door with fingerprint and remote access, internal and external CCTV, large garden shed Positioned for desirable peace and privacy in a family-minded avenue, this well-located property sits within strolling distance to both Stanhope Village and The Ponds Shopping Centre, a short drive from Rouse Hill Town Centre retail and transport, and benefits from The Ponds Parklands and walking tracks just down the road - contact Shiv Nair today on 0451 883 102 for further information.