

**17 Braemont Avenue, Kellyville Ridge, NSW 2155**

MANOR

**House For Sale**

Tuesday, 13 February 2024

17 Braemont Avenue, Kellyville Ridge, NSW 2155

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 500 m2**

**Type: House**



Ash Singh

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## Contact Agent

Located in a tranquil pocket of Kellyville Ridge, is this beautiful home on a generous 502sqm of land. This double story oasis invites a growing family, with 4 bedrooms 2 bathrooms and 2 car spaces accompanied with a multitude of living spaces. This immaculate layout boasts large outdoor living, perfect for entertaining, as well as space for a growing or established family to enjoy for years to come. Conveniently positioned between The Ponds Shopping Centre and Rouse Hill Town Centre as well as several other amenities including, The Leisure Centre Stanhope Gardens, Stanhope Village Shopping Centre, John Palmer Public School, The Ponds School, The Ponds High School, bus stops and sporting fields. School catchment: 850m to John Palmer Public School; 2.1km to The Ponds High School. Close to a selection of quality private schools. Visit <https://education.nsw.gov.au/school-finder> for more information. Location highlights: Transport: Walking distance to local bus services and Cooee on-demand bus services; 2.2km to Metro train station; 5km to Schofields station. Shopping: 550m to The Ponds shopping centre; 2.5km to Rouse Hill Town Centre. Parks and playgrounds: 550m to Jonas Bradley Oval; 1.3km to Peel Reserve; 300m to Birang Daruga Nora Park. 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 their own purposes. Images are for illustrative and design purposes only and do not represent the final product or finishes.