

**17 Tuscan Avenue, Kellyville, NSW 2155**

**THE STUDIO**

**Sold House**

Friday, 26 January 2024

17 Tuscan Avenue, Kellyville, NSW 2155

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 811 m2**

**Type: House**



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**\$2,222,200**

Sprawling interiors showcase an exceptional choice of living zones and reveal an outdoor oasis featuring covered entertaining, landscaped gardens and a swimming pool. Spectacular in both style and scale, the exquisite home delivers an unrivalled lifestyle and commands an elevated block.- Timeless sequence of lounge, dining with fireplace & bay view windows- Gourmet kitchen fitted with steel appliances, walk in pantry- Effortless immersion out to the alfresco entertaining area, landscaped gardens- Oversized family rumpus room with open plan design & vaulted ceilings- Resort-inspired swimming pool along the house adjoins the rear garden- Four generous bedrooms upstairs include built-in robes- Plush master features brand new ensuite bathroom, double showers- Fifth bedroom/Study located downstairs with adjoining bathroom- Triple automatic garage with ample storage space and internal access

Location Benefits (all approximations):- 300m walk to the nearest bus stop- 650m walk to Bernie Mullane Sports Complex- 4 min drive to Kellyville High School- 5 min drive to Kellyville Village- 5 min drive to William Clarke College- 5 min drive to Kellyville Public School- 5 min drive to Kellyville Preschool- 7 min drive to Kellyville Metro Station- 9 min drive to Rouse Hill Town Centre- 9 min drive to Rouse Hill Metro.