

**2 Rosebery Road, Kellyville, NSW 2155**

**THE STUDIO**

**House For Sale**

Wednesday, 20 March 2024

2 Rosebery Road, Kellyville, NSW 2155

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 560 m2**

**Type: House**



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## AUCTION THIS SUNDAY 1:00PM

Designed to provide an immersive in/outdoor living experience, this state-of-the-art residence is flawlessly enhanced with double-height ceilings, extensive bi-fold doors, custom appointments and an array of space. Bathed in natural light from its north-to-rear orientation, the interiors span two levels, unveiling a gourmet kitchen, luxurious bedrooms, and a tropical entertainer's deck. Set on a corner block, it is located 1.3km from Kellyville Village, public transport and sporting grounds.

Features:- Enter via a formal living area with a fireplace, private lounge with a bookshelf- Sweeping family/dining space with bi-fold doors, seamless transition outdoors- All-season alfresco adjoins the tropical deck with a fire pit, ideal for entertaining- Impeccably manicured gardens create an atmosphere of tranquillity and seclusion- Island kitchen reveals marble-look benches, steel appliances and a butler pantry- Four plush bedrooms with built-ins, master bedroom includes a custom walk-in- Master suite enjoys a double ensuite and a private balcony, fully tiled bathrooms- Upstairs rumpus space, ducted air-conditioning, floorboards and French doors- Double automatic garage with ample storage and internal access, garden shed- 10kW Solar Panels- Irrigation systems installed with high powered pressure pump- Entire home features double-glazed windows- Within the catchment of Sherwood Ridge Public School, Kellyville High School & highly regarded William Clarke College

Extras:- Distance from Castle Hill 500m- Close to Castle Tower's Shopping Centre - Easy reach to highly regarded schools such as William Clarke College - Castle Hill Supa Centre less than 5 mins drive - City Bus 2 mins walk - Castle Hill Showground Metro 5 mins drive

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.