

**24 Ikara Avenue, Kellyville, NSW 2155**

**THE STUDIO**

**Sold House**

Wednesday, 13 September 2023

24 Ikara Avenue, Kellyville, NSW 2155

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 700 m2**

**Type: House**



Marvin Dayupay  
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Chris Fuente  
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**\$1,955,000**

Sold for a premium price. Offering an impeccable combination of elegance and coziness, this residence offers a ready-made sanctuary designed to make a lasting impression. Nestled in one of Kellyville's most advantageous areas, this exceptional home boasts an array of amenities, all conveniently within walking distance. From nearby shopping districts to the unparalleled proximity to local parks and both private and public schools, this property has a lot to offer. North-facing rear home with stellar outdoor entertainment- Well scaled living rooms and family room - Natural fireplace encompassed by exposed brick- Master suite with parent's retreat and ensuite bathroom- Well-maintained kitchen with breakfast bar- Spiral staircase that leads up to a rumpus room or potential library- Child/pet friendly yard with alfresco area, pool- Ducted, centralized air-conditioning with multi-zone function Extra Features: Plantation shutters throughout, LED downlight, exposed timber theme throughout the home, matching stainless steel appliances, ceiling fans in bedrooms, Hybrid decking in alfresco, combination of timber and tiled flooring, supplementary split system air conditioner in family room Location Amenities (all approximations): 700m walk to Kellyville Village Shopping Centre 120m walk to bus/public transport links to Sydney CBD. 1km walk/2 min drive to Sherwood Ridge School 1km walk/3 min drive to Kellyville Memorial Park 3 minute drive to Kellyville High School 4 minute drive to Showground Metro Station 4 minute drive to William Clarke College 6 minute walk to Lavender Avenue Reserve (600m) 8 minute drive to Castle Towers Shopping Centre 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.