

# 25 Thomas Boulton Circuit, Kellyville, NSW 2155



## House For Sale

Thursday, 8 February 2024

25 Thomas Boulton Circuit, Kellyville, NSW 2155

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 701 m2**

**Type: House**



Shiv Nair

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## AUCTION

An irresistible combination of luxury and light in a premier pocket of Kellyville, this stunning Billyard-designed dwelling ensures absolute lifestyle perfection for decades to come - Welcome to 25 Thomas Boulton Crescent. Seamless spaces for entertaining and family enjoyment unfold over its exceptionally finished, sun-splashed layout, comprising five robed bedrooms including guest and master suites, oversized triple garaging, and concluded by a pristine alfresco retreat with a fully-equipped outdoor kitchen and glistening in-ground swimming pool. Features: • Substantial 701sqm parcel enhanced by a north-easterly aspect • Flexible, free-flowing open interiors fitted with contemporary matte neutral tiles, glass balustrades and LED feature lighting • Five plushly carpeted and robed beds; versatile fifth on ground floor with a couples' shower ensuite, ideal for guests • Master bed boasts both a walk-in and luxuriously large walk-through robe, and a dual vanity ensuite with a freestanding bath • Wealth of entertaining spaces including a front formal lounge, open plan living and dining areas, family domain and top floor rumpus • Deluxe European-fitted gas kitchen with a waterfall stone breakfast bar, walk-in and butlers' pantries, Smeg and Bosch appliances • Three full bathrooms tiled floor-to-ceiling, the main featuring a freestanding tub and separate toilet on the upper floor • Elegantly landscaped yard with a semi-enclosed alfresco space, full outdoor kitchen, level lawns, hedged gardens and swimming pool • Triple garage with internal access, copious storage provided by an under-stair closet, multiple cupboards and a walk-in linen press • Additional features: Perla security intercom, ducted vacuum and air con, 12.8kW solar, 9000L underground water tank, indoor and outdoor built-in wireless speakers This stately contemporary residence is Kellyville Public and Kellyville High zoned, and conveniently placed for Norwest Business Park and easy motorway/CBD commuting. It's approximately 2km from Kellyville Metro Station, while 3.8km from Rouse Hill Town Centre retail and popular eateries - contact Shiv Nair on 0451 883 102 for further information.