

**27 Balmoral Road, Kellyville, NSW 2155**

**THE STUDIO**

**House For Sale**

Tuesday, 27 February 2024

27 Balmoral Road, Kellyville, NSW 2155

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 700 m2**

**Type: House**



Antonio Jimenez  
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Jonathan Bartlett  
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## Large Block In Blue Ribbon Location

Antonio Jimenez and Jonathan Bartlett from The Studio Estate Agents are delighted to introduce this meticulously maintained family residence, majestically positioned on an elevated 700sqm prime parcel of land within the sought-after Bella Vista school catchment. This stunning home has an expansive and functional floorplan with abundance of natural light creating a lot of space and offering a convenient and easy lifestyle. Features: - A lavishly designed and spacious formal lounge, serves as an exceptional second living space or media room. It comes complete with built-in shelving and storage for added functionality- At the centre of the residence lies the kitchen, complete with stone island bench-tops, polyurethane cupboards, a gas cooktop, range hood, and premium stainless steel appliances- The open-plan living area encompasses a lounge and dining space, seamlessly connecting to the outdoor entertaining area perfect to entertain your most welcomed guests- Four generously-sized bedrooms with built-in robes, two with their own private bathrooms. The master bedroom stands out with a fitted walk-in robe, complemented by a luxurious ensuite that includes a shower, separate toilet, and a double vanity. - The backyard boasting two large entertaining areas with a large covered alfresco space, and an extra-large pergola area surrounded with low-maintenance rear yard, ideal for year round entertaining- Other features include automatic double car garage with mezzanine storage, large outdoor shed with built in kitchen and casual dining perfect for outdoor entertaining, extra-wide entry with coffered ceilings, plantation shutters, 3 zoned ducted air conditioning, video intercom with smart access entry, downlights and ceiling fans throughout, ducted vacuum and many more! - All these set on a large 700m<sup>2</sup> block, set in the most sought after pocket of Kellyville and within walking distance to all the neighbourhood amenities.Amenities:- New Kellyville Grove Shopping Centre (650m)- Balmoral Road Reserve (450m)- Bella Vista Public School (800m)- Bus Stops (400m) - Bella Vista Metro Station (1.9km)Must inspect! This is your one chance to own this home and enjoy the benefits of living in this "blue ribbon" location. Contact Antonio Jimenez now on 0476 254 720 for more information.