

**27 Grace Crescent, Kellyville, NSW 2155**

MANOR

**Sold Townhouse**

Saturday, 17 February 2024

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**Bedrooms: 3**

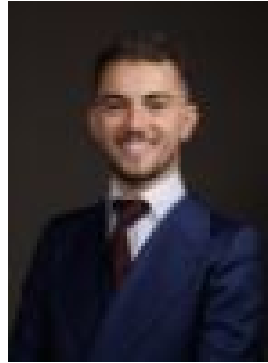
**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Kevin Buchanan  
0296395833



Tom Nati  
0296395833

## Contact agent

Manor Real Estate is delighted to present this chic and modern residence nestled in the heart of Kellyville, providing easy access to the superb amenities of Sydney's Hills District. Indulge in the convenience of community perks, such as a luxurious pool just moments away. This contemporary abode boasts a design tailored for low maintenance and offers ample living space perfect for family enjoyment.\* Built-in-robos to all three bedrooms and an ensuite with the master bedroom.\* Open plan living and dining area, while upstairs rumpus offers second living space.\* High-end kitchen features built-in pantry, gas cooktop and stainless-steel appliances with double sink. \* Main bathroom includes frameless glass shower screen and bathtub, with downstairs powder room. \* Internal laundry for all linen work and storage\* Sliding glass doors to covered and decked entertainment area with ceiling lights \* As part of a residential community, you have on-site access to inground swimming pool, showers, club house, BBQ area and private function room.\* Large double carport \* Additional Features: Timber-look Spanish tiles downstairs with underfloor heating, timber floor upstairs in all bedrooms, integrated storage (under stairs and an additional one in the backyard), high quality zebra roller blinds and smart lighting, ducted air-conditioning, and recessed lightsStroll or use the bike track to an array of recreation amenities and playgrounds at Rutherford Avenue Reserve, Balmoral Road Sports Complex, Arnold Ave Sports Complex, Half Penny Avenue Reserve and Lewis Jones Drive Reserve.Zoned to Bella Vista Public School, Crestwood High School with short drive to Our Lady of the Rosary. Adjacent to Kellyville Grove (new Woolworths and other shops) Short drive to Bella Vista, Norwest, and Kellyville Stations for Sydney Metro trains.Distances: approx.- Community pool and facilities - 50m- Kellyville Grove Shopping Centre - 150m- Bus Stop - 300m- Kellyville Village - 2.2km- Bella Vista Metro - 2.5km- Bella Vista Public School -1.3km- Crestwood High School - 5km