

**27 Willunga Avenue, Kellyville Ridge, NSW 2155**



**House For Sale**

Saturday, 18 November 2023

27 Willunga Avenue, Kellyville Ridge, NSW 2155

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 501 m2**

**Type: House**



Paul Land

0406611555

## AUCTION!

Paul Land and his team welcome you this magnificent residence that boasts a prime location on the high side of the street and a desirable corner block position. Showcasing space aplenty with 4-5 living areas and fantastic sized-bedrooms, there is space for the whole family and more. Located in a sought-after pocket of Kellyville Ridge being only minutes' walk from John Palmer Public School, The Ponds Shopping Centre, local parklands and public transport. Do not miss out on this one! As you enter the home, a grand foyer awaits you where you'll be greeted by a formal living room with plush carpeting, perfect for entertaining guests. The well-appointed kitchen features 20mm stone benchtops, a dishwasher, a 900mm gas stove top, frosted glass splashback window, and a walk-in pantry. The tiled meals area off the kitchen is an ideal place to enjoy family dinners, while the carpeted family room and rumpus downstairs provide ample space for relaxation and entertainment, complete with ceiling fans to keep you comfortable. Need a space to work from home? The downstairs study/library offers the privacy and tranquillity you need to focus. Indulge in the enclosed tiled alfresco/sunroom, which seamlessly flows from the living areas and features stacker doors for an indoor-outdoor living experience. The low maintenance rear lawns and gardens provide a serene outdoor sanctuary, perfect for summer barbecues or quiet contemplation. Upstairs, you'll find a rumpus room with a ceiling fan, perfect for kids or teenagers to have their own space. The master bedroom is a peaceful oasis with a spacious retreat area, a ceiling fan, a private balcony with mountain views, a walk-in robe, and an ensuite. The neutral coloured ensuite boasts a double vanity, a private toilet, a bathtub with a niche, and a large shower with a niche. The remaining three bedrooms, each with built-in robes and ceiling fans, share a main bathroom with a double vanity, a bathtub, a toilet, and a shower with a niche. Additional features of this luxurious home include 12kW solar panels, downlights, under stairs storage, 3-zoned ducted air conditioning, a laundry with external access and storage shelving, a walk-in linen downstairs, and an alarm system. Double automatic garage with internal access. Approx. 750m from John Palmer Public School. Approx. 2.3km from The Ponds High School. Approx. 700m from The Ponds 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 inclusions refer to Contract.