

**307/4 Gerbera Place, Kellyville, NSW 2155**

**THE STUDIO**

**Unit For Sale**

Thursday, 4 April 2024

307/4 Gerbera Place, Kellyville, NSW 2155

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Shady Ratib  
0406677755

**\$879,000 - \$899,000**

Unfolding over a streamlined open-concept design, this light-filled apartment reveals a comfortable three-bedroom plus study layout with seamless flow to an all-weather balcony. Wrapped in highlight windows and floor-to-ceiling doors, its stylishly appointed interiors offer timber floorboards, classic neutral hues, and air-conditioning. The readymade property is set within an established complex at the end of a cul-de-sac and is located within steps of Balmoral Road Reserve and Bella Vista Metro Station. - Modern three-bedroom plus study design with two separate balconies - An abundance of natural light washes through the open lounge/dining - Interiors are elevated by the warmth of timber floors and calming hues - Effortless in/outdoor flow, floor-to-ceiling doors lead out to the balcony - Relaxed all-weather balcony basks in an elevated leafy/urban backdrop - The second balcony is accessible through two of the double bedrooms - Three bedrooms, master ensuite, full bathroom, allocated study space - Designated study space, air-conditioning, European internal laundry - Secure basement with two allocated car spaces and two storage units - Within the catchment for Bella Vista Public and Crestwood High School