

# 32 Mowbray Circuit, North Kellyville, NSW 2155



## House For Sale

Tuesday, 12 March 2024

32 Mowbray Circuit, North Kellyville, NSW 2155

**Bedrooms: 5**

**Bathrooms: 5**

**Parkings: 2**

**Area: 682 m2**

**Type: House**



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## AUCTION!

Indulge in the epitome of luxurious living with this architecturally designed 62 square entertainer's home that redefines sophistication. Boasting the latest upgrades and trends, this residence caters to every family member's needs, ensuring a perfect blend of style and comfort. Nestled among other high-quality homes in a family-friendly neighbourhood and conveniently located a short distance from local schools, shops, and transport, this home is a true gem. Contact us today to arrange a viewing!

As you approach, the contemporary facade captivates with an on-trend colour scheme and illuminated floating steps leading to the front door. Ample parking space ensures convenience for both residents and guests alike. Upon entering the twin front doors, you are greeted by a spectacular foyer leading to a sunken, open-plan living and dining room. The cozy fireplace and feature walls add warmth and character, while an abundance of windows allows natural sunlight to fill the space, creating an inviting atmosphere. The kitchen is a chef's dream, featuring chic black marble-look 40mm waterfall stone benchtops, a 900mm gas cooktop, 900mm oven, dishwasher, undermount sink, panoramic splashback window, and a butler's pantry with a cooktop, oven and dishwasher – a true wow factor!

The lower level hosts additional delights, including a home theatre with reclined seating, projector, screen and Yamaha sound system, a separate family room, and a private study/home office for those who work or run a business from home. For outdoor enthusiasts, a huge tiled alfresco area awaits, complete with an outdoor kitchen featuring a built-in BBQ, sink, bar fridge, stone benchtops, and cabinetry. The rear yard enhances the entertainment facilities with an in-ground swimming pool surrounded by glass balustrades, landscaped gardens, and a designated fire pit for cozy winter nights.

Head upstairs to find a dedicated rumpus room with balcony access, ideal for the kids or teenagers to have their own space. The master suite is a true parent's retreat, with floor-to-ceiling sheer curtains, a private balcony, walk-through wardrobe, ceiling fan, and a luxurious ensuite. The upper level also hosts three additional bedrooms, each with walk-in wardrobes and ceiling fans. Two share a Jack-and-Jill ensuite with a double vanity and showers, while one enjoys its own balcony. The main bathroom and ensuite mirror each other in elegance, featuring floor-to-ceiling tiles, double vanities with stone benches, free-standing bathtubs, showers, and a private toilet to the ensuite. The lower level accommodates the fifth bedroom, perfect for guests or in-laws, with a walk-in wardrobe and its own ensuite.

Additional features include ducted air conditioning, a Sonos speaker system throughout the home, solar panels, multiple linen cupboards, LED downlights, pendant lighting, alarm system, security cameras, recessed ceilings with feature lighting, video intercom, high ceilings, upgraded light switches, and top-of-the-line glass balustrades. A communal fifth bathroom and an oversized laundry finish it all off.

Conveniently located in proximity to North Kellyville Public School, Hills Adventist College, Rouse Hill High School, North Kellyville Square, and Rouse Hill Town Centre, this home invites you to experience a lifestyle of opulence and convenience. Elevate your living experience – this is more than a home; it's a statement of luxury and sophistication.

\*\*\*\*\*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.