

# 33 Blue Bell Circuit, Kellyville, NSW 2155

## Sold House

Thursday, 12 October 2023

33 Blue Bell Circuit, Kellyville, NSW 2155

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 505 m2

Type: House



Corie Sciberras



Mitchell OConnor  
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**\$2,316,000**

This extraordinary residence is meticulously crafted for the homeowner who values life's finer indulgences. Set in a serene neighbourhood, this abode promises a lifestyle defined by unmatched comfort and elegance. It is more than a home; it's a sanctuary tailored to your desires. Every corner reflects the essence of modern luxury, from the carefully curated interiors to the thoughtfully designed outdoor spaces. In close proximity to local transportation, schools, and a variety of shopping options - all within a short drive. Featuring:

- Unleash your inner chef in a kitchen adorned with SMEG appliances, a gas cooktop, a DeLonghi dishwasher, and a Westinghouse microwave. Enjoy the convenience of a Zip hot water tap, providing instant hot water whenever you need it.
- The vast butler's pantry, boasts a meticulously designed space with custom shelving tailored to your needs and easy access to kitchen essentials.
- Luxuriate in the ambiance created by the timber-look tiling downstairs, in the entry, and alfresco areas. Plantation shutters grace the street-facing windows, adding privacy and style, while block out and privacy roller blinds provide comfort and seclusion.
- Step into your private outdoor oasis featuring an 8-meter mineral water lap pool surrounded by luxurious travertine paving. Rain or shine, the weatherproof pergola is the ideal spot for outdoor entertaining.
- The generous study room, nestled conveniently next to the laundry, holds the potential to transform into a cozy bedroom, providing a serene space for both focused work and creative pursuits.
- The grand master bedroom exudes opulence, featuring a lavish ensuite, a spacious walk-in wardrobe with custom shelving for impeccable organisation, and an additional built-in wardrobe.
- The residence comprises of an additional four bedrooms, featuring an abundance of natural light and custom built-in wardrobes.

Further noteworthy features include a video entry intercom, ducted vacuum cleaner, 6KW solar system, Temperzone reverse cycle ducted air conditioning, zoned alarm system, double automated garage and professional landscaping throughout the entire property. Location Benefits (all approximations):

- 400m walk to the nearest bus stop
- 4 min drive to Kellyville Public School
- 4 min drive to Kellyville Preschool
- 4 min drive to Kellyville Metro Station
- 6 min drive to Kellyville High School
- 6 min drive to Bernie Mullane Sports Complex
- 6 min drive to Rouse Hill Town Centre
- 6 min drive to Rouse Hill Metro
- 7 min drive to Kellyville Village
- 8 min drive to William Clarke College

For more information on this stunning home, contact Corie Sciberras on 0407 033 203.\*All information in this advertisement was gathered from sources deemed reliable, however Sciberras RE or any staff related to the advertised property cannot guarantee the accuracy of this information and nor do we accept responsibility for its accuracy. For further clarification, please make your own enquires!