

**36 Maeve Avenue, Kellyville, NSW 2155**

**Sold House**

Saturday, 23 September 2023

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**Bedrooms: 4**

**Bathrooms: 2**

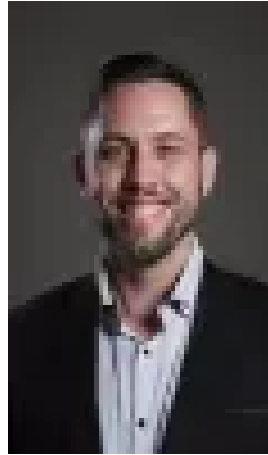
**Parkings: 2**

**Area: 482 m2**

**Type: House**



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**\$1,601,300**

Sciberras RE is delighted to introduce this beautiful family residence to the market. It occupies a 482 sqm parcel of land in a tranquil, family-friendly neighbourhood, featuring an outstanding design characterised by class and finesse. This exquisite home boasts numerous sought-after attributes such as sunlit interiors and an appealing outdoor alfresco space. This home is exceptionally located, within close proximity to all amenities, you will only be a short drive to local transport, schools & your choice of shops - The perfect combination of practicality and convenience. Featuring:

- The contemporary kitchen boasts an oversized fridge space, generous sized walk-in pantry and quality stainless steel appliances. With the oven, stove and range hood replaced one year ago, this kitchen offers ample space and modern convenience for all your culinary needs.
- The open-plan family and dining area flow seamlessly to a 6x4 metre covered alfresco space. This expanded living area offers generous space for relaxation and entertainment, ensuring a smooth transition between indoor and outdoor environments.
- A welcoming front lounge area in the home provides a cozy atmosphere with an adjacent space, currently utilised as a home office. - Ideal for a work from home lifestyle.
- The spacious master bedroom features a generous walk-in wardrobe that offers ample storage space for your clothing and accessories and a sizeable ensuite with a vanity, shower and toilet.
- An additional three more bedrooms, each thoughtfully designed with built-in wardrobes to accommodate your storage needs and are centrally located with convenient access to the main bathroom.
- Additional noteworthy features of this residence include Crimsafe screen doors on all external doors, central alarm system, four zoned ducted air conditioning, eleven solar panels with 2.5KW inverter, block out blinds appointed to three of the bedrooms and an additional car space ideal to park an extra car or boat.

Location Benefits (all approximations):

- 350m walk to Bernie Mullane Sports Complex
- 450m walk to the nearest bus stop
- 900m walk to Sherwood Ridge Public School
- 3 min drive to Kellyville High School
- 3 min drive to Kellyville Preschool
- 4 min drive to William Clarke College
- 4 min drive/1km walk to Kellyville Village
- 8 min drive to Kellyville Metro Station
- 9 min drive to Castle Towers Shopping Centre
- 11 min drive to Rouse Hill Town Centre/Metro Station

For more information about this property, please contact Corie Sciberras on 0407 033 203.\*All information in this advertisement was gathered from sources deemed reliable, however Sciberras Group 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 enquiries.