

**36 Water Creek Boulevard, Kellyville, NSW 2155**



**House For Sale**

Saturday, 13 January 2024

36 Water Creek Boulevard, Kellyville, NSW 2155

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 707 m2**

**Type: House**



Shiv Nair  
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## AUCTION

Architecturally designed to perfection, this one-of-a-kind home sets the standard in grand scale luxury living. A property of immense proportions and supreme opulence, this awe-inspiring residence offers the market a home and lifestyle like no other - Welcome to 36 Water Creek. Features: • Five bedrooms in total; Four grand bedrooms on the first floor, with built-in-robe to one, walk-in-robos to three, and private access to balcony to two, while fifth bedroom on ground level perfect for guest accommodation • King-size master bedroom, opening to stunning balcony, walk-in-robe and tailored dressing room, while ensuite features dual above bench vanity units and laundry chute • Floating staircase takes you to upstairs rumpus room basking in natural light from floor to ceiling windows, and corner study room that overlooks the landscaped garden • Formal lounge on entry, leading to sunken living-dining area that is seamlessly integrated with outdoor deck through fully-opening bifold doors • Dedicated media room with built-in ceiling speakers offers a separate getaway for the family • The designer kitchen boasts all the modern luxuries with stainless steel Miele appliances, induction and gas cooking, 40mm stone bench, vast island with sink, built-in wine rack, an LED-lit crystal cabinet, and a fully-equipped butler's kitchen • The main upstairs three-way bathroom features a freestanding bath, double vanity and separate toilet, while the downstairs powder room is conveniently located alongside the guest bedroom • The oversized laundry services the upstairs chute, with direct access to the backyard, alongside a separate store room • The entertainment deck features a ceiling fan, built-in barbeque and outdoor kitchenette, skirted by a paved Japanese pebble garden, a cascading water fountain and a lush lawn • Wide driveway leads to majestic entrance, stack stone column, double and single garage and ample off-street parking for guests • Additional Features: ducted vacuum system, ducted air-conditioning, CCTV security, and 10kw solar power system Centrally positioned in an exclusive and most premium part of Kellyville, the property is conveniently located walking distance to Kellyville Metro Train Station, North-West T-Way and in close proximity to Kellyville Primary, Kellyville High School, Norwest Business Park and the M2 and M7 motorways - The benchmark in luxury living, this grand residence is all class, call Shiv Nair on 0451 883 102 for further information.