

**38a & 38b Kinnard Way, Kellyville, NSW 2155**



**Sold House**

Thursday, 16 November 2023

38a & 38b Kinnard Way, Kellyville, NSW 2155

**Bedrooms: 8**

**Bathrooms: 5**

**Parkings: 5**

**Area: 880 m2**

**Type: House**



Sacha Bayat

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## Contact agent

You have read right! There are two mighty houses on this huge and perfectly level block. Both north aspect houses are two-storey, four bedrooms, double garage, independent access and each approximating to 250m<sup>2</sup> of build. Set in the most convenient sector of the sought after Duncraig Estate. Peacefully positioned, with both houses backing onto Craigmore Drive Reserve. Green Rd buses are a 5 minute walk, Sherwood Ridge Public School is an 8 minute walk, Kellyville High School and Bernie Mullane Sports Complex are a 15 minute walk. Both brick-rendered houses are led by an impressive 8 car driveway and showcasing:

House 38A • 4 king-sized bedrooms, offering nature views and north-easterly windows for natural light. Built-ins to 3 bedrooms. Master bedroom has a chic, renovated ensuite and walk-in robe. • 2.5 bathrooms, offering his & hers vanity and bathtub. • Stylish kitchen with 40mm stone benchtop, pantry and quality appliances. • Double garage, automated with internal access. • Formal lounge and dining, overlooking the captivating pool. Separate family lounge with sliding doors to the outdoors and pool. All with attractive tiled flooring. • A glorious and large, inground saltwater pool that is uniquely blessed by a north/east aspect, ensuring maximum sunlight. Completely private with nature backdrop. Complemented by stencil concreted entertaining area and well cared lawns. • Ducted air conditioning throughout. • 30 solar panels, installed 2 years ago.

House 38B • 4 spacious bedrooms, offering nature views and built-ins. Sunny master bedroom with an ensuite. • 3 bathrooms, one located downstairs. • Lavish kitchen with 40mm stone benchtops, pantry and quality appliances. • Double garage, automated with internal access. • Freshly painted internals, contrasted by the solid timber stairway. • Formal lounge, study and dining room with lush, tiled flooring. • Enormous sunroom overlooking the extensive, lawned backyard. • Split system and ducted air conditioning. • Solar panels. Offering a potential rental of \$950/week on each house, whether you live in one and rent the other, this is an exceptionally unique opportunity.