

# 40 York Road, Kellyville, NSW 2155

MANOR

## Sold House

Thursday, 22 February 2024

40 York Road, Kellyville, NSW 2155

Bedrooms: 4

Bathrooms: 2

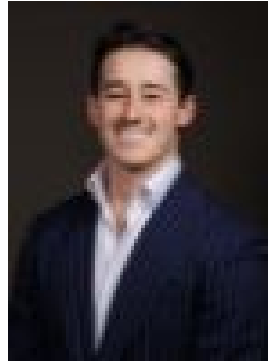
Parkings: 2

Area: 566 m<sup>2</sup>

Type: House



Kevin Buchanan  
0296395833



Zac Fitzhenry  
0296395833

**\$2,060,000**

Proudly presenting this palatial family home, this is one you won't want to miss! Built with the entertainer in mind, this home boasts multiple living and dining areas throughout in addition to a large outdoor entertainer's paradise with undercover alfresco and in-ground swimming pool. Centrally located within close proximity to quality local schools such as William Clarke College, family-friendly parks such as Bernie Mullane Sports Complex, City buses, Kellyville Village Shops and so much more! Additional features include: \* Spacious front porch leading into the foyer \* Combined formal living and dining area drenched in natural light \* Home office with potential for a fifth bedroom on ground floor \* Additional casual dining off the kitchen \* Large family rumpus room overlooking the backyard and alfresco area \* Centrally located, modern kitchen equipped with ample storage and bench space, breakfast bar as well as stainless steel appliances including induction cooktop and wall mount oven and microwave \* Renovated laundry room with both internal and external access and plenty of storage \* Renovated guest powder room \* Four generous sized bedrooms of accommodation with built-in robes to three, a large walk-in robe to the master and modern ensuite \* Expansive family bathroom with separate bath and shower \* Ducted and split system air-conditioning as well as ceiling fans \* Undercover alfresco entertaining area overlooking the corner, in-ground swimming pool and manicured backyard \* Double car lock-up garage with internal access