

# 41 Kumbatine Crescent, North Kellyville, NSW 2155



## Sold House

Wednesday, 21 February 2024

41 Kumbatine Crescent, North Kellyville, NSW 2155

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**



Simon Kowald  
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**\$2,030,000**

Nestled in a tranquil enclave, this dual-level residence offers both space and sophistication on an easy-care parcel. Exceptional street presence opens to a multi-zoned floorplan, with various living zones on the lower-level offering plenty of room to spread out and relax. A formal lounge room to the left of entry offers potential as a media room, while open living spaces at the rear are flooded with natural light, perfect for relaxed living. Caesarstone benchtops frame the gourmet kitchen which includes a large walk-in pantry, island bench setting, modern cooking appliances, ample bench space and plenty of storage. Glass sliders from the kitchen open to a covered alfresco perfect for enjoying a meal outdoors with friends while enjoying views to the landscaped backyard. Upstairs, an expansive rumpus room connects four queen-sized bedrooms, each equipped with integrated storage. The master suite offers a private retreat with a walk-in wardrobe and ensuite, while a luxuriously appointed bathroom with chic tiles and a free-standing tub serves the remaining bedrooms. Buses and Bladensburg Road Reserve are both a short stroll away, while North Kellyville Square is a handy 3-minute drive. The address is also only 9 minutes from Rouse Hill Town Centre and Rouse Hill metro station, and surrounded by a number of elite schools such as William Clarke College. Landscaped 579 sqm parcel in a quiet street. Immaculate, open plan design, upstairs rumpus with balcony. Fifth bedroom and full bathroom downstairs, built-in linen press. Solar (3 phase set-up suitable for charging an electric vehicle), ducted a/c, high ceilings, gas heating, under stair storage. Zoned for North Kellyville Public School and Rouse Hill High School. We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.