

**51 Tullaroan Street, Kellyville Ridge, NSW 2155**



**House For Sale**

Wednesday, 3 April 2024

51 Tullaroan Street, Kellyville Ridge, NSW 2155

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 500 m2**

**Type: House**



Paul Land  
0406611555



Youhan Daryoush  
0488996995

## AUCTION!

Welcome to your new warm and loving family abode nestled in the serene enclave of Kellyville Ridge. Embraced by tranquillity, this charming home offers an idyllic haven for both first home buyers and downsizers alike. Situated in a quiet pocket and boasting a backdrop of a lush reserve, privacy is paramount here. Located within walking distance of local schools, shops, parks and public transport, you won't need to look further – contact us today to arrange a viewing! As you approach, the neat and tidy façade with easy-care front lawns exudes undeniable street appeal, setting the tone for what lies within. Step inside to discover chic floorboards adorning the spacious open plan living and dining areas, basking in abundant natural light, and with bay windows that overlook the inviting alfresco space. The heart of the home, the kitchen, beckons with its welcoming ambiance and practicality. Featuring laminate benchtops, a gas cooktop, oven, dishwasher, and a pantry, it effortlessly caters to the demands of modern living. Adjacent to the kitchen, a convenient family room awaits, seamlessly connecting to the alfresco area through sliding doors, perfect for seamless indoor-outdoor entertaining. Outdoors, a picturesque stencilled concrete alfresco area sets the stage for memorable gatherings and BBQs, complemented by an elevated swimming pool encased in glass balustrades and stone surrounds, creating a blissful outdoor oasis. At the rear of the home, three generously sized bedrooms await, each boasting built-in wardrobes and ceiling fans for comfort. A three-way main bathroom offers convenience with its vanity, shower, bathtub, and separate toilet. Additional features include ducted air conditioning, downlights, a laundry with an extra toilet, linen storage, an alarm system, and a double garage with internal entry, ensuring convenience and comfort are never compromised. Positioned within close proximity to esteemed educational institutions such as Kellyville Ridge Public School, Rouse Hill High School, and St John XXIII Catholic College, as well as shopping destinations like The Ponds Shopping Centre and Rouse Hill Town Centre and Metro Station, every convenience is within easy reach. Additionally, nearby amenities including McDonald's, Dan Murphy's, The Ettamogah Hotel, and Merriville North West T-Way further enhance the lifestyle this location affords. Don't miss this opportunity to embrace a lifestyle of comfort, convenience, and serenity in this welcoming family home. Welcome to your haven in Kellyville Ridge! \*\*\*\*\*Disclaimer: The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee the accuracy of this information and nor do we accept responsibility for its accuracy. Any interested parties should rely on their own enquiries and judgment to determine the accuracy of this information. For inclusions refer to Contract.