

52/10 Merriville Road, Kellyville Ridge, NSW 2155



Unit For Sale

Tuesday, 21 November 2023

52/10 Merriville Road, Kellyville Ridge, NSW 2155

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 170 m2

Type: Unit



Paul Land

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Contact Agent

Introducing a modern oasis in the heart of convenience! Step into luxury living with this impeccable three-bedroom ground floor unit, strategically positioned in a prime location opposite McDonald's, Dan Murphy's, retail and medical centres, and the Merriville North West T-Way. You won't find a better location! Contact us today to inspect! Upon crossing the threshold, you'll be welcomed into a bright and airy open plan living and dining space. Enjoy year-round comfort with the split system air conditioning, and seamlessly transition to the outdoors through stacker doors leading to your private courtyard – the ideal setting for entertaining or unwinding after a long day. The kitchen features ultra-modern 40mm Caesarstone benchtops, a gas cooktop, oven, dishwasher, ducted rangehood, and a stylish tiled splashback, providing both functionality and aesthetic appeal. Retreat to the generously sized master suite, complete with a built-in wardrobe and a luxurious ensuite. Two additional well-proportioned bedrooms also feature built-in wardrobes, ensuring ample storage space for everyone. Both the ensuite and main bathroom exude elegance with floor-to-ceiling tiles, vanities, showers, toilets, and a bathtub in the main bathroom for those relaxing moments. Step outside to a large tiled courtyard, creating the perfect backdrop for alfresco dining and memorable gatherings with friends and family. A concealed laundry adds to the unit's seamless design. Your convenience is further elevated with two designated car spaces in a secure basement, accompanied by a storage cage for all your organizational needs. The building also offers a communal play area for children, fostering a sense of community within. Education is at your doorstep, with Kellyville Ridge Public School just approximately 700m away, Rouse Hill High School at 2.5km, and St John XXIII Catholic College a mere 1km from your new home. Retail therapy and commuting are a breeze, with Rouse Hill Town Centre and Rouse Hill Metro Station only 1.2km away, and The Ponds Shopping Centre at approximately 1.9km. This is not just a home; it's a lifestyle upgrade. Don't miss the chance to make this modern masterpiece yours. Contact us today to schedule your exclusive viewing! *****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.