

**58 Lavender Avenue, Kellyville, NSW 2155**



**Townhouse For Sale**

Wednesday, 12 June 2024

58 Lavender Avenue, Kellyville, NSW 2155

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 252 m2**

**Type: Townhouse**



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## Just Listed

Nestled in the vibrant community of Kellyville, 58 Lavender Avenue offers a prime opportunity for first home buyers, downsizers, and investors. This immaculate three-bedroom Torrens title townhouse epitomizes modern living with its architectural elegance and state-of-the-art features. Inside, a grand light-filled living space seamlessly connects to a stylish open-plan kitchen with Caesarstone worktops and high-quality Smeg appliances. Upstairs, plush carpeted bedrooms, including a master with walk-in robe and chic ensuite, provide serene retreats. Modern conveniences like zoned ducted air conditioning, solar power, and smart home technologies enhance comfort. Outside, a low-maintenance grassed backyard with pergola and BBQ connection creates an ideal alfresco setting within a fully fenced private sanctuary. A single garage with automatic door and internal access ensures security. Situated on a 252 square metre parcel in a tranquil pocket of Kellyville, this property promises luxury, convenience, and lifestyle. With refined finishes and thoughtful design, 58 Lavender Avenue welcomes you to sophisticated living.

- Light-filled living with smart home features, including double-storey light well and automated privacy screening
- Tiled open-plan living with premium finishes
- Zoned ducted air conditioning and solar power
- Caesarstone kitchen equipped with Smeg appliances, 900mm gas stove, built-in microwave, and dishwasher
- Premium carpeted bedrooms with built-in wardrobes; master with walk-in robe and ensuite
- Contemporary bathrooms with floor-to-ceiling tiles; main bathroom includes a freestanding bathtub
- Single garage with internal entry; additional carport
- Quiet street location with a cement driveway and grated drainage
- Fully fenced, low-maintenance backyard with pergola, gas BBQ connector, and outdoor lighting
- Private balcony access via the master bedroom
- Designer automated privacy screens; fold-down clothesline; colour acrylic rendered exterior

Location Benefits:

- 900m to Kellyville Public School
- 600m to Kellyville High School
- 700m to William Clarke College
- 700m to St Angela's Primary School
- 600m to Kellyville Village
- 900m to Wrights Road Community Centre
- 3.8km to Kellyville Metro