

70 Lavender Avenue, Kellyville, NSW 2155

MANOR

Sold House

Monday, 6 November 2023

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Bedrooms: 3

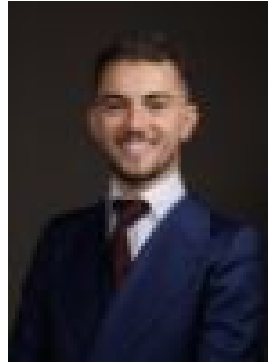
Bathrooms: 2

Parkings: 2

Type: House



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\$1,422,000

Exquisitely designed, this boutique townhouse with a Torrens title offers a refined and timeless living environment. This architecturally-styled home is bathed in natural light through a grand double-story light well at the entrance, seamlessly connecting open-plan living with a private grassy backyard and a covered alfresco dining area. The living spaces are not only elegant but also easy to maintain, featuring stylish large tiles and a contemporary kitchen equipped with Smeg appliances, a spacious 900mm gas cooktop, and a Caesarstone breakfast bar with a waterfall edge. Smart home technology is seamlessly integrated through the Hills Home Hub, ensuring connectivity, while zone ducted air conditioning and a gas heater point provide year-round comfort. The master bedroom serves as a tranquil retreat, offering a private balcony, a walk-in wardrobe, and an ensuite bathroom. All bedrooms feature premium carpeting and ample wardrobes with internal drawers. The main bathroom provides a spa-like experience with a generous freestanding bath, and a semi-frameless shower. Nestled in a quiet street, this home delivers comfortable living suitable for all stages of life and is just moments away from Kellyville Village, schools, and bus stops.

Property Features:- This four-year-old Torrens title townhouse boasts a contemporary architectural design- Abundant natural light fills the spacious living areas equipped with smart home technology- The open-plan living areas feature low-maintenance tiled flooring and premium finishes- Zoned ducted air conditioning and solar power add to the convenience- The modern Caesarstone kitchen includes Smeg appliances, a 900mm gas stove, and a built-in microwave- Large glass sliders and roller block-out blinds provide a seamless connection to the outdoors- Bedrooms are adorned with premium carpeting and built-in wardrobes- The master bedroom is a private oasis with a walk-in robe and ensuite bathroom- Contemporary bathrooms are adorned with floor-to-ceiling tiles, and the main bathroom features a luxurious freestanding bathtub- The property includes a single garage with internal access- Equipped with a Hills smart home hub, USB ports, and a Wi-Fi doorbell

Outdoor Features:- Located on a quiet street with a cement driveway and grated drainage- The fully fenced backyard is low-maintenance and features a grassy area- Side access and a pergola with laser lite roofing create outdoor living options- The master bedroom offers access to a private balcony- Designer automated privacy screens enhance the outdoor living space- The property includes a garage with an automatic door and a carport- Additional outdoor amenities include a gas BBQ connector, outdoor lighting, and power outlets- A fold-down clothesline and a color acrylic rendered exterior complete the picture

Location Highlights:- Conveniently situated close to Kellyville Public School (zoned) and Kellyville High School (zoned)- Short distance to Kellyville Village and Wrights Road Community Centre- Proximity to Kellyville Metro and Castle Towers shopping center- Nearby amenities include the Bernie Mullane Sports Complex and Kellyville Park Livvi's Place- The property provides easy access to numerous schools, including St Angela's Primary School, William Clarke College, and the Australian International Academy, Kellyville Campus- Additional educational institutions in the vicinity include Oakhill College, Northholm Grammar School, Rouse Hill Anglican College, Hills Grammar, Australian Christian College, Arndell Anglican College, St Joseph's Primary School, Redfield College, and Tangara School for Girls