

**79 Yarrandale Street, Kellyville Ridge, NSW 2155**



**House For Sale**

Wednesday, 20 March 2024

79 Yarrandale Street, Kellyville Ridge, NSW 2155

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 458 m2**

**Type: House**



Paul Land  
0406611555



Eddie Quispe  
0288832055

## AUCTION GUIDE: \$1,400,000!

Paul Land & Eddie Quispe welcome you to a fabulous opportunity to live life in a sought-after location within the catchment for quality schooling. Positioned upon a 458.6sqm block of land, this home delivers endless lifestyle appeal with a showcase of quality interiors sprawled across one level. Offering a selection of living zones for the growing family to enjoy, complete with a sun-drenched private backyard. Ready to enjoy, its prime location is footsteps to your local bus stop and a short stroll to Stanhope Shopping Village, The Ponds Shopping Centre, parklands, cafes and restaurants. The moment you arrive, the commanding street presence and immaculate external appeal of this home will captivate you. As you step inside, high gloss tiles welcome you, setting the tone for what lies beyond. The floor plan effortlessly guides you to a formal living room at the center of the home, a perfect place to unwind and relax with the family. Further down the hall, the spacious open-plan, tiled living/dining room seamlessly connects to the backyard creating a delightful blend of indoor/outdoor entertaining. The heart of the home boasts a sleek kitchen with 20mm stone benchtops, quality stainless steel appliances including a gas stovetop, an oven, a Bosch dishwasher, also featuring built-in cabinetry. Step outside to the inviting concreted alfresco area, surrounded by low-maintenance lawns and gardens, making it an ideal setting for unwinding and relaxing with family and friends. The master bedroom, positioned to the rear of the home, showcases a ceiling fan, a walk-in robe, and an ensuite featuring a toilet, a shower with a niche and a vanity, providing a private oasis within your home. Three additional well-sized bedrooms, 2 fitted with mirrored built-in wardrobes ensure ample space and privacy for the entire family to enjoy. The main bathroom, centrally located, is equally lavish, showcasing a neutral colour palette, a vanity, a bathtub, a shower with a niche, and a toilet. The property also offers a concealed laundry with a storage cupboard and yard access, downlights, ducted air-conditioning with three zones, roller blinds/venetian blinds, an alarm system, two double linen storage cupboards, a single linen cupboard, and a double automatic garage with internal access. When it comes to location, you're spoilt for choice – approximately 120m from Conrad Road Family Medical Practice, 1.5km to Kellyville Ridge Public School, 3.2km to The Ponds High School, 600m to Stanhope Shopping Village, 1.6 kilometres to The Ponds Shopping Centre, and a mere 1.9km to Kellyville Metro Station. Discover a warm and welcoming sanctuary, where every detail reflects the charm of Kellyville Ridge living. Your new family home awaits! \*\*\*\*\*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.