

**8 Beaton Road, North Kellyville, NSW 2155**



**House For Sale**

Friday, 29 December 2023

8 Beaton Road, North Kellyville, NSW 2155

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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## **Auction Super Saturday**

Welcome to your perfect sanctuary! This exquisite home, still under builder warranty, offers the essence of modern living in an unbeatable location. Nestled in a vibrant community, this residence combines comfort, convenience, and elegance, making it the ideal choice for you and your family. Convenience is key when it comes to this exceptional home located within close proximity to public transport. Surrounded by great schooling choices and a variety of shops and restaurants this property provides absolute ease to your lifestyle. Featuring:- The state-of-the-art kitchen is equipped with premium Smeg appliances and elegant stone benchtops - Whether you're a professional chef or an amateur enthusiast, this kitchen will be sure to inspire you.- This home boasts a contemporary floor plan with ample space for your family to grow. With meticulous attention to detail, every corner exudes sophistication and style.- The lush and easily maintainable back yard is complete with a generous alfresco area ideal for hosting gatherings with friends and family.- The residence accommodates a generous powder room, adjacent to the laundry which is completed with a linen cupboard adding a touch of luxury and functionality in one.- The master bedroom boasts a vast walk-in wardrobe and ensuite, offering a seamless blend of comfort and style in an oasis of relaxation.- Three additional bedrooms, each with built-in wardrobes, are situated close to the main upstairs bathroom featuring a shower bath and private toilet, ensuring effortless accessibility for the entire household.- Additional noteworthy features include ducted air conditioning, near new blinds and fly screens and a double automated garage. Location benefits (all approximations):- 300m to the nearest bus stop- 550m walk to Hills Adventist College- 3 min drive to North Kellyville Public School- 3 min drive to Twickenham Avenue Reserve- 4 min drive to North Kellyville Pre School- 5 min drive to North Kellyville Square- 6 min drive to Kellyville High School- 6 min drive to Sherwood Ridge Public School- 8 min drive to Kellyville Metro Station.