

**8 Cattai Creek Drive, Kellyville, NSW 2155**



**House For Sale**

Thursday, 21 March 2024

8 Cattai Creek Drive, Kellyville, NSW 2155

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 645 m2**

**Type: House**



Mannie Vassallo  
0415843110



Stephen Giacomelli  
0413360777

## Auction

Offered to the market for the first time, this expansive residence is an ideal choice for growing families in search of the ultimate Hills lifestyle. Positioned on a beautifully landscaped parcel of land in a highly sought-after locale, the spacious floorplan offers endless possibilities for crafting a dreamy retreat with seamless indoor-outdoor integration. Formal living and dining rooms to the right of the entry allow space for hosting guests while a rear rumpus room could be utilised as a teenage retreat. Stone benchtops frame the timber kitchen which boasts plenty of cupboard space, modern cooking appliances and a built-in pantry. Glass sliders from the rear rumpus room open to a covered alfresco which overlooks the child-friendly backyard, featuring manicured lawns and beautiful gardens. The upper level boasts four generously-sized bedrooms with built-in wardrobes included in each. The master suite enjoys the luxury of an ensuite while a generous main bathroom serves the remaining accommodation. This family-friendly address is a short stroll from buses, Bernie Mullane Sporting Complex and William Clarke College. It's also moments from Kellyville Village, North Kellyville Square and central to both Castle Towers and Rouse Hill Town Centre. • Landscaped 644 sqm parcel in a convenient pocket • Formal lounge and dining, open family and meals zone, rumpus room • Renovation potential, ducted a/c, under stair storage, downstairs powder room • Established gardens with a range of roses, shed • Zoned for Sherwood Ridge Public School and Kellyville High School We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.