

# 8 Erinleigh Court, Kellyville, NSW 2155



## House For Sale

Tuesday, 19 March 2024

8 Erinleigh Court, Kellyville, NSW 2155

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 605 m2

Type: House



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Sagar Soni  
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## Auction

Nestled in a whisper-quiet cul-de-sac, this beautifully presented and thoughtfully updated family home makes the most of its single-level floor plan. Designed to offer a low maintenance and comfortable lifestyle, there is plenty of space and flexibility throughout the formal and informal living zones. The master bedroom provides a welcome retreat by incorporating an ensuite, while three additional bedrooms are comfortably sized and served well by a light-filled bathroom. The generously sized kitchen is well placed for ease of entertaining and flows effortlessly to the living and dining areas where newly laid flooring and freshly painted interiors showcase appealing, neutral tones and add a fresh and cohesive element. The covered outdoor entertaining area captures a sundrenched north-easterly aspect, perfect for alfresco dining and year-round relaxation. Situated a short stroll away from The North Village and close to schools and transport, you'll have everything you need at your doorstep leaving you more time to explore the local scenic nature trails and parklands. Property features:- Master bedroom with a well-appointed ensuite and integrated storage- Three bedrooms with built-in wardrobes- Formal living and dining zones- Spacious gas kitchen with ample cabinetry and bench space- Covered outdoor entertaining area framed by a mature garden and level lawn- Double garage, exceptional side access and solar panels- Freshly painted, new hybrid flooring and ducted air conditioning - Approx. 900 m walk to The North Village- Approx. 1.6 km drive to Kellyville Public School- Approx. 2.5 km drive to North Kellyville Square- Approx. 2.7 km to Kellyville High School- Approx. 2.7 km to Kellyville Metro Train Station and bus terminal- Approx. 4.1 km drive to Blacktown Leisure Centre Stanhope- Easy access to local and city buses, parklands and nature trails