

**86 Acres Road, Kellyville, NSW 2155**

**THE STUDIO**

**Sold House**

Friday, 10 November 2023

86 Acres Road, Kellyville, NSW 2155

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 750 m2**

**Type: House**



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**\$2,170,000**

Designed to impress with no expense spared, this exceptional family sanctuary combines luxurious appointments with abundant space and resort-inspired entertaining. Sprawling interiors showcase an exceptional choice of living zones and reveal an outdoor oasis featuring covered entertaining, landscaped gardens. - Approx. 30 years old with timeless facade- Chic sequence of lounge, dining, study and sitting zones over two levels- Brand new gourmet kitchen fitted with stainless steel appliances, stone tops- Effortless immersion out to the alfresco entertaining area- Oversized family rumpus room with open plan design- Oversized backyard with plenty of room for a pool/granny flat- Four generous bedrooms upstairs include built-in robes- Plush master features a walk-in robe and revamped ensuite bathroom- Triple automatic garage with backyard drive through and internal access- Enormous storage cupboards located in the attic of garage- Built up area 250sqmLocation- 300m walk to nearest Bus Stop with services to Parramatta and Sydney CBD- 3 minute drive to Kellyville High School- 5 minute drive to Kellyville Public School- 5 minute drive to Kellyville Village Shops (Woolworths, Coles, Aldi)- 6 minute drive to William Clarke College- 6 minute drive to Sherwood Ridge Public School- 7 minute drive to Bernie Mullane Sports Complex- 9 minute drive to Rouse Hill Town Centre