

**88 Rutherford Avenue, Kellyville, NSW 2155**



**Sold Townhouse**

Thursday, 9 November 2023

88 Rutherford Avenue, Kellyville, NSW 2155

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Shiv Nair



Kayla Scully  
0412278003

**\$1,338,000**

Located in the heart of The Parc estate, this private oasis was architecturally designed by the award-winning Sunland Group. The ultra-modern townhouse has access to a pristine community swimming pool, pool house, bbq area and amphitheatre - Welcome to 88 Rutherford. Zoned to the coveted Bella Vista Public School, this immaculate townhouse boasts a high-set position. The well-set and large windows take in abundant natural light and sweeping rural vistas from the upstairs bedrooms. Easy walk to City Express and Parramatta buses or the Kellyville Shopping Centre. Features: • Built-in robes to three bedrooms, while grand Master enjoys its own private corridor, stunning sunrise views, walk-in-robe and an ensuite with a dual vanity • Double-doors lead to open plan living and dining area, while upstairs rumpus offers second living space • High-end kitchen features built-in pantry, gas cooktop and stainless steel appliances while Caesarstone island offering breakfast bar and double sink • Main bathroom includes frameless glass shower screen and bathtub, with downstairs powder room • Internal laundry for all linen work and storage • Sliding glass doors to covered entertainment area with ceiling lights, skirted by manicured hedge and private, grassed area for children to enjoy • As part of a residential community, you have on-site access to inground swimming pool, showers, club house, BBQ area and private function room • Large double garage with automated doors, fitted with industrial carpet which is ideal for a home gym or an extra living area with storage space and internal access • Additional Features: integrated storage, plantation shutters, tinted windows, ducted air-conditioning and recessed lights Stroll or use the bike track to an array of recreation amenities and playgrounds at Rutherford Avenue Reserve, Balmoral Road Sports Complex, Arnold Ave Sports Complex, Half Penny Avenue Reserve and Lewis Jones Drive Reserve. Zoned to Bella Vista Public School, Crestwood High School with short drive to Our Lady of the Rosary. Easy walk to new Woolworths supermarket at Kellyville West with short drives to shopping centres at Kellyville Village and Norwest Marketown. Easy walk to City Express bus on Windsor Rd and North-West T-Way to Parramatta CBD. Short drive to Bella Vista and Kellyville Stations for Sydney Metro trains. With everything at your fingertips, you will enjoy the ultimate convenience and lifestyle this home has to offer. Contact Shiv Nair on 0451 883 102 for further information.