

# 9/23 Regent Honeyeater Grove, North Kellyville, NSW 2155

## Sold House

Friday, 25 August 2023

9/23 Regent Honeyeater Grove, North Kellyville, NSW 2155

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: House



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**\$841,000**

This pristine two-bedroom plus study apartment is ideally positioned in the conveniently located North Kellyville area. Its open layout enables the efficient use of space while creating an inviting atmosphere. The private balcony is a fantastic location to catch some sun or entertain guests. The meticulously landscaped complex surroundings offer scenic views, privacy, and a peaceful atmosphere in this tranquil residential neighbourhood. Positioned for your convenience, you're just moments away from a multitude of necessary conveniences, including nearby parks, accessible transportation, top-tier schools, and a wide range of shopping choices. Featuring:

- The modern kitchen is complete with stainless steel appliances and four burner gas cooktop. The marble backsplash adds a touch of elegance to the gas cooking, while ample cupboard space ensures storage is never an issue.
- The light-filled open-plan living and dining area, seamlessly flows into the generous balcony, ideal for entertaining.
- Vast master bedroom featuring a walk in wardrobe, and modern ensuite with shower, toilet and vanity.
- The second bedroom is fitted with a built in wardrobe, and has access to the balcony and positioned opposite the main bathroom with luxury bath, shower, toilet and vanity.
- Convenient study space with storage upon entry to the home, ideal for working from home or running a small business out of.
- European laundry cupboard nook at the front of the home, complete with a sink for added functionality which can neatly close away, maintaining a tidy and organised space.
- Communal swimming pool, cabana and entertaining area for you to enjoy with bush reserve views and well manicured. landscaped grounds.
- This stunning apartment is complete with downlights, ducted air conditioning, two car spaces and a vast storage cage.

Location Benefits (all approximations):

- 450m to Just For Kids
- 650m to nearest bus stop
- 3min drive to Kanebridge Oval/Park
- 3min Rouse Hill High School
- 4min drive to Our Lady of the Angels Primary
- 4min drive North Kellyville Public School
- 6min drive to The North Village
- 6min drive to Scribbleskindy
- 6min drive to North Kellyville Square
- 7min drive to Rouse Hill Town Centre
- 7min drive to Rouse Hill Metro Station
- 8min drive to Kellyville Metro Station
- 9min drive to The Ponds Shopping Centre

The wait is over! For more information on this property or to arrange an inspection, call Daniel Sarzano on 0415 647 472 #sciberrasgroup\*All information in this advertisement was gathered from sources deemed reliable, however Sciberras Group RE or any staff related to the advertised property cannot guarantee the accuracy of this information and nor do we accept responsibility for its accuracy. For further clarification, please make you own enquiries! \*Agency's Interest