

9/37-39 Windsor Road, Kellyville, NSW 2155



Townhouse For Sale

Thursday, 30 November 2023

9/37-39 Windsor Road, Kellyville, NSW 2155

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Townhouse



James Laing
0415466188



Reza Zad Mohammadzad
0410818540

For Sale

This meticulously maintained townhouse offers a perfect blend of comfort and convenience. Step inside to discover the allure of new carpeting and fresh paint seamlessly spread throughout. The bright combined lounge and dining area are adorned with natural light, complemented by a split system air conditioning unit. The kitchen has a granite benchtop, ample storage, and stainless steel appliances, including a four-element cooktop with an oven and a dishwasher. Double sinks overlook the private yard with its established lawns and ambient gardens. Upstairs, two spacious bedrooms await, each equipped with ceiling fans and thoughtful storage solutions. The main bedroom features a fully equipped ensuite and a walk-in robe, while the second bedroom boasts a built-in robe. This townhouse promises a harmonious blend of modern amenities and serene outdoor living. Located at the rear of the complex you enjoy peace and quiet, this townhouse also enjoys the benefits of close by amenities, being a easy walk to shops, buses and schools. Only a brief 1 or 3 minute walk will have you at the Kellyville Shopping Centre or Kellyville Court, where locals can enjoy cafes, takeaways, small shops, gym and corner store, or 7 minutes to Rouse Hill Town Center for larger scale shopping and entertainment. A 2 minutes walk around the corner is a bus stop, or a 5 minute drive to the Kellyville Metro for easy city access. In the catchment for Kellyville Public and High School, with Kellyville Public is located next door making the school drop off easy, while Kellyville High is a touch further, only 3 minutes drive away.

Internal Features:

- The living and dining space is abundant with natural light, and features a split system air conditioning unit, creating an inviting and comfortable atmosphere for both relaxation and entertaining.
- The kitchen showcases a stylish granite benchtop, ample storage space, and stainless steel appliances, including a four-element cooktop with an oven and a dishwasher. The double sinks not only enhance functionality but also offer a delightful view of the private backyard.
- Two spacious bedrooms, both equipped with ceiling fans, provide a tranquil retreat. The main bedroom boasts a fully equipped ensuite and a walk-in robe, while the second bedroom features a built-in robe, catering to both style and practicality.
- Offering convenience with a downstairs powder room off the kitchen and an upstairs main bathroom equipped with a bath, shower, toilet, and vanity. The well-appointed laundry, with easy yard access.
- Extra features include new carpets throughout, fresh paint throughout and split system air conditioning.

External Features:

- The private backyard is a haven of relaxation, featuring established lawns and ambient gardens. This outdoor space provides a serene retreat for residents, offering a perfect balance of tranquility and outdoor enjoyment.
- Single garage with visitor parking spaces nearby.

Location benefits:

- Kellyville Court Shops | 110m (1 min walk)
- Kellyville Shopping Centre | 210m (3 min walk)
- Kellyville Village | 1.8km (3 min drive)
- Rouse Hill Town Center | 5.2km (7 min drive)
- Kellyville Metro | 3.6km (5 min drive)
- Sydney CBD | 37.3km (32 min drive)
- Bus Stop | 190m (2 min walk)

School Catchments:

- Kellyville Public School | Next Door (1 min walk)
- Kellyville High School | 1.5km (3 min drive)
- Nearby School - Our Lady of the Angels | 850m (11 min drive)
- William Clarke College | 2.7km (4 min drive)
- St Angela's Primary School | 2.3km (5 min drive)

Municipality: The Hills Council