

**93 Poole Road, Kellyville, NSW 2155**

**THE STUDIO**

**House For Sale**

Friday, 29 March 2024

93 Poole Road, Kellyville, NSW 2155

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 461 m2**

**Type: House**



Marvin Dayupay  
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Shady Ratib  
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## Dual-Level Family Residence

Exclusively set on the high side of the street on an elevated 461sqm (approx) parcel, this traditional family home reveals a versatile dual-level layout with a collection of casual living spaces. Revealing a minimalist ambience, the interiors are generously proportioned and showcase dual-outdoor flow to the private entertainers' yard. The property is nestled at the end of a cul-de-sac and located just 3.1km from Kellyville Village, Bernie Mullane Sports Complex and express city buses. Features:- Enter via a combined living/family area, perfect setting to socialise and unwind- Additional dining area offers convenient dual access to the child-friendly yard- Upstairs family room creates a third living area, branches off to four bedrooms- Partially covered alfresco features high-sloped ceilings, ceiling fans and lighting- Island kitchen is equipped with stainless steel gas appliances and a dishwasher- Four double bedrooms each fitted with built-ins, master with a double wardrobe- Enormous master ensuite, main bathroom offers a three-way design with a separate w/c and space for couch and TV- Ducted air-conditioning with unit that is only 3 years old, a blend of timber-look floors, tiles and neutral hues - Double automatic garage with storage space and internal access, solar panels- Within the catchment for both Kellyville Public School and Kellyville High School- Located only 1km from Kellyville Metro & Local Bus Stops

Disclaimer: The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee the accuracy of this information and nor do we accept responsibility for its accuracy. Any interested parties should rely on their own enquiries.