

**404/8 Merriville Rd, Kellyville Ridge, NSW, 2155**



**Sold Apartment**

Saturday, 17 August 2024

404/8 Merriville Rd, Kellyville Ridge, NSW, 2155

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Chris Carr

## **Top Floor Apartment with District Views**

This recently refreshed top-floor apartment offers spacious and inviting living spaces, a sunny north-easterly outlook incorporating district views, and an entertainers' balcony.

Set in a security complex at the junction of local cafes, the Ettamogah Pub, The Rouse Hill Town Centre and the convenience of the Metro Rail, this ideal property presents an outstanding opportunity for the astute investor or first home buyer to enter the market.

### **Key Features:**

- Large lounge and dining zone opening to a great outdoor space
- Sunlight interiors feature high ceilings, giving a great sense of space
- Generous tiled balcony, perfect for alfresco dining and entertaining
- Modern kitchen with stone benchtops and breakfast bar
- Stainless steel appliances, gas cooktop and dishwasher
- Two bedrooms with mirrored built-ins, master with ensuite
- Two fully tiled bathrooms, main complete with bathtub
- Split system air conditioning, internal laundry, and gas outlets throughout
- Single secure car space with lockup storage cage, secure intercom, and lift access
- Walking distance to T-way buses, Rouse Hill Metro and Town Centre
- Within the catchment of Kellyville Ridge Public and Rouse Hill High Schools