

# 2 Falkirk Circuit, Kellyville, NSW, 2155



## Sold House

Saturday, 17 August 2024

2 Falkirk Circuit, Kellyville, NSW, 2155

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Chris Carr

## Ultra-Convenient Family Home

Nestled in a tree-lined street, in a family-friendly pocket of Kellyville, this beautifully maintained home is situated within easy walking distance of local schools and nature reserves making it the ideal haven for families seeking an active and convenient lifestyle. Accented with timber flooring, complementary neutral interiors and lush greenery, this four-bedder is move-in ready with the scope to add your own personal touches and create a sanctuary you'll love coming home to.

Step inside to explore the upper level, where sunlit bedrooms exude a warm and inviting ambience. A perfectly positioned bathroom and integrated storage ensure the formal accommodation of the home is built for comfort and easy living. The master bedroom is well-proportioned and enjoys the convenience of a walk-in wardrobe and ensuite.

Downstairs, the formal and informal living zones feature plenty of windows to maximise the flow of natural light throughout the home. A study, to the right of the entry, is ideal for use as a home office while the lounge and dining space presents both a formal element and openness, perfect for entertaining and accessibility. The family room sits alongside the well-appointed kitchen which boasts inset cabinetry and a handy breakfast bar, designed to bring the family together.

The private backyard offers space for the kids to play and the covered patio is perfect for al fresco dining and summer barbecues. With quick access to schools, public transport, parks and retail centres you'll find it easy to achieve work-life balance, spending nights and weekends enjoying all that this fabulous location has to offer.

### Property features:

- Master bedroom with walk-in wardrobe and ensuite
- Three additional good-sized bedrooms with integrated storage
- Well-appointed main bathroom with a separate toilet
- Study, perfect for use as a home office
- Formal lounge and dining rooms
- Modern kitchen with breakfast bar and adjoining family room
- Downstairs powder room
- Double garage with internal entry
- Paved, undercover entertaining area
- Solar panels and air conditioning
- 350m walk to Sherwood Ridge Primary School
- 1.2 km walk to Kellyville High School and Bernie Mullane Sports Complex
- 1.4 km drive to William Clarke College
- 1.5 km drive to Kellyville Shopping Village
- 3.8 km drive to Hills Showground Metro Train Station