

36 Acres Road, Kellyville, NSW, 2155



House For Sale

Saturday, 17 August 2024

36 Acres Road, Kellyville, NSW, 2155

Bedrooms: 5

Bathrooms: 3

Parkings: 1

Type: House



Chris Carr

Conveniently Located Family Home with Brand New Granny Flat

Enjoying a corner block position close to local schools, shops and transport, this renovated single-level home is perfect for an astute investor or family looking to capitalise on a rare opportunity. A brand new self-contained granny flat with street access, presenting dual income potential, is a unique addition to this family home. Featuring two bedrooms, a bright modern kitchen, lounge room and well-appointed bathroom, the granny flat may also be used for multigenerational living or as a teenage retreat.

The functional floorplan of the main residence showcases a wonderfully warm interior complemented by solid timber flooring and offers carefree living with a natural feel. A large master bedroom with two built-in wardrobes and two additional, generously-sized bedrooms with integrated storage are served by a newly renovated resort-style bathroom. The contemporary galley-style kitchen, equipped with stainless-steel appliances, includes a meals area and sits adjacent to the open plan lounge and dining space.

Seamless indoor/outdoor living with glass stackers revealing the elevated timber deck and pitched roof pergola, enjoying a serene parkland and district outlook, a perfect place to entertain guests. A light-filled sunroom offers another space to relax on the weekend or spend time with family and friends. There is ample space for the kids to play on the level lawn and plenty of potential to create an outdoor sanctuary you'll love coming home to.

All of this is so close to local amenities including the city bus at your door, cafes & restaurants are a 10 minute stroll away and Our Lady of the Rosary Primary School is in a 150 metre vicinity.

Property features:

- Spacious master bedroom with built-in wardrobe
- Two additional generously-sized bedrooms with integrated storage
- Renovated, resort-style bathroom and extra powder room
- Contemporary kitchen with meals area
- Open plan lounge and dining space
- Light-filled sunroom
- Large garden shed
- Split system air-conditioning
- Covered, elevated timber deck with parkland outlook
- Carport and additional off street parking
- Brand new self-contained, two-bedroom granny flat with a modern kitchen and bathroom, lounge room, internal laundry and private courtyard
- Short walk to local schools
- 4 min drive to nearby Kellyville Plaza
- 5 min drive to Kellyville Metro Train Station
- Land size: 721 sqm approx.