

4 Hutchison Avenue, Kellyville, NSW 2155



House For Sale

Tuesday, 25 June 2024

4 Hutchison Avenue, Kellyville, NSW 2155

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 417 m2

Type: House



Chris Carr
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Richard Gonzalez
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Auction

Ideally positioned to take advantage of its convenient family-friendly location, this meticulously maintained dual-level residence will ensure its new owners enjoy a relaxed, low-maintenance lifestyle. Featuring a contemporary facade, accented with complementary neutral tones and mature greenery, this beautiful home combines the comfort of light-filled open living spaces with the convenience of exceptional access to local retail centres, schools and recreational facilities. The floor plan of the upper level has been designed to provide ultimate comfort and relaxation with timber accents and refreshed interiors combining seamlessly to create a warm and welcoming ambience. Featuring a master bedroom with the luxury of an ensuite and walk-in wardrobe and three additional bedrooms equipped with integrated storage solutions, there is ample room to accommodate family members and guests. A well-equipped bathroom provides privacy and functionality, while a rumpus room offers the versatility of a kids' playroom or an extra entertainment space. The inclusion of a study nook offers a space to work from home. Downstairs the thoughtfully arranged layout includes a formal lounge room and dining room, perfect for hosting friends and family. The perfectly placed kitchen, complete with gas cooking, ample bench space and a large pantry, adjoins the meals area and family room where glass sliders create a seamless flow from indoor to outdoor entertaining. The undercover, alfresco dining space sits alongside the lush, level lawn, offering a safe, relaxed space for kids and pets to play. Property features:- Master bedroom with the privacy of an ensuite and generous walk-in wardrobe- Three additional bedrooms with integrated storage- Centrally located, well-appointed bathroom- Upstairs rumpus and study nook- Light-filled formal lounge and dining space- Well-equipped kitchen with an observatory-style meals area & adjoining family room- Covered entertaining area and level lawn- Air conditioning, grey water system, open fireplace and window treatments- Under-stairs storage and double garage with internal entry- Approx. 450m walk to Kellyville Village Shopping Centre and city bus stop- Approx. 700m walk to Centenary of ANZAC Reserve- Approx. 750m walk to William Clarke College- Approx. 800m walk to Kellyville High School- Approx. 1.6km walk to Kellyville Public School