

**6 Duchess Street, Kellyville Ridge, NSW 2155**



**House For Sale**

Wednesday, 26 June 2024

6 Duchess Street, Kellyville Ridge, NSW 2155

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 700 m2**

**Type: House**



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## AUCTION

Tastefully renovated and nestled in a premium street in the heart of Kellyville Ridge, this expansive family home boasts a cleverly designed floorplan that offers an abundance of space and modern living. The refreshed interiors create a contemporary feel, and the property's prime location ensures convenient access to quality local schools, public transport, parks, and local shops. Contact us today to arrange a viewing!

Upon entry through the double timber front doors, you're greeted by a large open-plan formal living and dining room, highlighted by bay windows and an abundance of natural light. This area flows seamlessly into the stunningly renovated kitchen with brand new Miele appliances including a 900mm induction cooktop, rangehood, 700mm oven, built-in microwave, commercial-grade Miele dishwasher, 40mm marble-look waterfall stone benchtops, undermount sink, stone splashback, LED strip lighting, and elegant pendant lighting. Adjacent to the kitchen is an open-plan family and dining room, also with bay windows, and a spacious rumpus room at the rear that opens to an alfresco area. Upstairs, a light-filled, expansive rumpus room provides the perfect retreat for children or teenagers. The sumptuous master suite is a highlight, featuring his-and-hers built-in wardrobes and a beautifully renovated ensuite with floor-to-ceiling tiles, a bondi curve double vanity with stone benchtops, two oval LED-lit mirrors with touch buttons, a feature ribbed-look bathtub, shower, and toilet. Three additional generously sized bedrooms are located upstairs, two with built-in wardrobes, with an additional bedroom downstairs. This bedroom downstairs gives you flexibility to accommodate the elderly or can be easily used as a home office or study. The main bathroom mirrors the ensuite's elegance with floor-to-ceiling tiles, a stone bench vanity, LED-lit mirror, a feature bathtub, a large shower, and a toilet. Outside, discover a vast stencilled concrete alfresco area ideal for hosting events and gatherings, complemented by an easy-care rear yard perfect for kids and pets to play. Additional features include brand new ducted air conditioning, LED downlights, an alarm system, a third bathroom downstairs, a laundry with marble-look stone benchtops and yard access, floorboards and tiles, linen storage, under-stairs storage, freshly painted roofs, and a double garage with internal entry. This home is ideally situated approximately 600m from Kellyville Ridge Public School, 1km from St John XXIII Catholic College, 3.2km from Rouse Hill High School, 1.1km from The Ponds Shopping Centre, and 1.1km from local amenities including McDonald's, Dan Murphy's, and The Ettamogah Hotel. This remarkable residence seamlessly blends modern luxury with family-friendly practicality. Its prime location and superb features make it an ideal choice for those seeking a sophisticated yet comfortable lifestyle. Don't miss the opportunity to make this stunning Kellyville Ridge home your own!

\*\*\*\*\*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 and judgment to determine the accuracy of this information. For inclusions refer to Contract.