

**73 Ballymore Avenue, North Kellyville, NSW 2155**

**CENTURY 21**

**House For Sale**

Sunday, 23 June 2024

73 Ballymore Avenue, North Kellyville, NSW 2155

**Bedrooms: 5**

**Bathrooms: 5**

**Parkings: 2**

**Type: House**



Nav Singh

0296342121

## AUCTION

Discover unparalleled luxury in this custom-built, architecturally designed residence located in sought-after North Kellyville. Boasting meticulous craftsmanship and premium finishes, this home offers an exceptional lifestyle with every detail carefully considered. The facade showcases a striking combination of Alucobond, Biowood, and Cracked Stone, creating eye-catching street appeal. Step inside to be greeted by a custom floating staircase illuminated by LED lighting, complementing the luxurious ambiance from the moment you enter. The open plan living area, adorned with 3.3 metre ceilings and custom recessed curtains, welcomes abundant natural sunlight throughout the day. The chef's kitchen is a masterpiece, featuring an imperial gold stone curved island benchtop, wrap-around VJ panelling, imperial gold stone splashback, brushed brass sink and tapware, and a custom encased fluted rangehood. Additional highlights include integrated appliances such as a Miele double oven and a 900mm gas cooktop, as well as a hidden butler's kitchen with gas stove and European-style laundry. The dedicated media room, complete with a star light ceiling, built-in speakers and smart projector, promises the ultimate cinematic experience. Entertain effortlessly with stacker doors leading to outdoor entertaining areas and a concrete plunge pool finished with travertine and natural wood accents. Surrounding custom wall panelling with inbuilt lights ensures privacy without compromising on elegance. As you head up stairs you will discover a versatile rumpus room that serves as the heart of relaxation and entertainment, paving the way to all bedrooms, a spacious balcony, and a well-appointed wet bar. Indulge in luxury with a master bedroom featuring a private balcony, walk-in wardrobe with an inbuilt dressing table illuminated by LED lighting, and an ensuite boasting a freestanding bath and double waterfall shower with fluted frameless glass. You'll also find two luxurious bedrooms featuring ensuites and walk-in robes, creating a haven for each family member. An additional bedroom with a built-in robe sits conveniently next to the main common bathroom, perfect for younger children or a home office. Downstairs, guests will feel right at home in their private retreat. A dedicated guest bedroom features a built-in robe and private ensuite, ensuring their stay is comfortable and hassle-free. Conveniently located with easy access to amenities and schools, this home offers the epitome of modern living in North Kellyville. Arrange your private viewing today to experience the unparalleled elegance and craftsmanship of this extraordinary property. Century21 The Hills District ONLINE enquiry policy -All ONLINE enquiries received from this website require BOTH a daytime phone number and email address."All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy, and interested persons should rely on their own enquiries.