

**8 Patterson Avenue, Kellyville, NSW 2155**



**House For Sale**

Wednesday, 26 June 2024

8 Patterson Avenue, Kellyville, NSW 2155

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Area: 696 m2**

**Type: House**



Shiv Nair

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## AUCTION

Seamlessly blending modern elegance and comfort, this beautifully renovated residence with a two-bedroom granny flat exudes an alluring sense of ambience and contemporary flair. Tastefully finished with nothing to do but move in and enjoy, both dwellings offer lock-and-leave ease and open-plan living for a carefree lifestyle. Veiled by privacy hedges in a blissful pocket, it's both an outstanding family domain and a dual-income investment opportunity - Welcome to 8 Patterson.

Features:

- Boasting the advantage of a northerly aspect and welcoming with an elegant, rendered exterior
- Four stylish bedrooms in the main residence, three with built-ins wardrobes
- Master retreat features a walk-in and a luxurious ensuite with a walk-in rain shower
- Two generous living spaces, including a family room with a charming timber fireplace plus a free-flowing living and dining area
- Gourmet kitchen with a waterfall edge breakfast bar, s/s appliances and large pantry
- Indulgent three-way bathroom with a soaking bathtub, rain shower, and double vanity
- Modern internal laundry with direct outdoor access and in-built storage solutions
- Entertaining patio overlooks the lush, manicured lawn, ideal for relaxation and entertaining
- Double auto lock-up garage with drive-through access
- Granny flat features two sizeable bedrooms, both with built-ins, and an open-plan lounge and dining area opening to the private backyard
- Sleek kitchen with a tiled splashback and a neutral-toned bathroom laundry with a corner shower

Additional features: R/c air conditioning

Nestled in a neighbourly setting, this property promises seamless access to Kellyville Village, station buses, parks, and reserves, and falls within the sought-after catchment area for Kellyville Public and Kellyville High School. Offering proximity to Bella Vista Metro, Norwest Business Park, and prestigious private schools such as St Angela's Primary and William Clarke College, it perfectly combines sophistication and convenience - contact Shiv Nair today on 0451 883 102 for further information