

Sold



80 Merriville Road, Kellyville Ridge



THE ULTIMATE IN LOW MAINTENANCE LIVING & ENTERTAINING

Welcome:

Sitting proudly on its 451m2 parcel, this attractive double storey residence guarantees a relaxed, low maintenance lifestyle in the always popular Kellyville Ridge. Delivering an exceptional lifestyle, the new owners will find themselves footsteps from local bus stops and just minutes to well-regarded schools and popular shopping centres in The Ponds, Stanhope Gardens and Rouse Hill combined with close proximity to the Rouse Hill and Kellyville metro. With strong crossover appeal for young families and investors alike, the home is zoned for Kellyville Ridge Public and Rouse Hill High, and benefits from several other high quality private schooling

4 2 2

Price SOLD for
\$1,455,000

Property Type Residential

Property ID 517

AGENT DETAILS

OFFICE DETAILS

Opes RE
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and childcare options within easy reach.



Come in:

Offering a highly maintained and tidy blank canvas, ready for the new owners to move right in or make their own mark, the home offers a separate living area upon entry, perfect as a formal sitting room or family lounge room. With refreshed interiors the home's seamless open-plan living and dining areas are enhanced with natural light, a neutral colour palette. The combined dining and living area enjoy a sunlit aspect, and is centralised around the gourmet kitchen, perfect.

The immaculate original kitchen is drenched in natural light and has views to the backyard, which will appeal to parents of small children. With a stainless-steel appliance suite with gas cooking, generous bench workspace, and ample storage this zone will serve your day to day needs as well as the rigours of entertaining a group of friends. A separate powder room and well-proportioned laundry with external access, complete the ground floor offering.

Up we go:

The upstairs accommodation consists of four generously proportioned bedrooms. All bedrooms offer built-in wardrobes, blinds, on trend carpet flooring and ceiling fans. The expansive master suite comes complete with a large wardrobe plus a private ensuite. A well-appointed, central bathroom services the family bedrooms, offering a bathtub, corner shower and large vanity.

The great outdoors:

The low maintenance, level backyard enjoys delightful sunshine year-round. Fully turfed, it delivers complete privacy

and security for the kids and family pets. The spacious double garage enjoys internal access to the ground floor of the home, as well as the convenience of an additional external “drive through” door to the backyard.

80 Merriville Road promises a lifestyle of low-maintenance comfort in highly sought after Kellyville Ridge. Cosy and comfortable as is, with scope to add value, this well-presented home is a desirable opportunity as an entry point into a blue-ribbon suburb or for investors seeking a solid addition to their portfolio.

Location, Location, Location:

- The Ponds Shopping Centre: 1.1km
- Stanhope Shopping Village: 2.1km
- Rouse Hill Town Centre: 2km
- Kellyville Ridge Public School: 750m
- Rouse Hill High School: 4km
- Rouse Hill Metro: 1.9km
- Kellyville Metro: 3.1km

The one?

It's a yes from us.

Contact Gregory on 0455 023 776 or Ruben on 0434 048 968 for more information.

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