

Sold



4 Wellgate Ave, North Kellyville



Generous Home & Bonus Granny Flat Income!!

Sitting proud in the Highlands Estate, is this great family home which offers an abundance of features to cater for a growing family plus rental return from the near new 2-bedroom granny flat. The main house also has the opportunity to cater for blended families with a full bathroom and bedroom on the lower level. Add to this the central location in walking distance to sought after primary schools (Ironbark Ridge Primary School/Our Lady of Angels Primary School), neighbouring Rouse Hill High School plus the Rouse Hill Metro and Town Centre.

Main house includes:

- 5 generous bedrooms (1 on lower level) with an abundance of storage
- 3 full bathrooms (1 on lower level)
- 5 living areas (including upstairs rumpus/teenage retreat area)
- Elegant gas and stone kitchen overlooking alfresco space and internal living areas
- Oversized entertainer's patio which seamlessly blends internal and external living spaces
- Sparkling inground salt water heated pool with northerly aspect
- Substantial yard ideal for kids and eager gardeners
- Additional features: plantation shutters, ducted air-conditioning, ducted vacuum, ceiling fans, gas heating and cooking, solar heating for pool.

Granny flat includes:

7 4 934 m2

Price	SOLD for \$1,602,000
Property Type	Residential
Property ID	37
Land Area	934 m2

Agent Details

Julie Lepagier - 0427502730

Office Details

Lepage Property
Unit 302 33 Lexington Dr Bella Vista
NSW 2153 Australia
0427502730

- 2 stylish bedrooms with robes
- Sizeable stone kitchen and plentiful storage
- Modern elegant bathroom
- Additional features: plush carpets, plantation shutters, split system air-conditioning
- Separate gas, electricity and water meters
- Northerly low maintenance courtyard
- Under 2 years of age

Proximity to key infrastructure:

- 4 min drive(1.5km) to Metro Link and Rouse Hill Town Centre
- 8 min walk(600m) to Ironbark Ridge Primary School and Rouse Hill High School
- 2 min walk(200m) to Our Lady of Angels Primary School
- 2 min walk (200m) to city and local bus service

This family friendly home coupled with the addition of the well-appointed granny flat, is a unique and appealing proposition in this well-regarded family neighbourhood. Ideally suited to a large and or growing family in search of a home to accommodate their growing needs, blended with the convenience of schooling, transport and retail precincts in close proximity. Call Julie Lepagier on 0427 502 730 for more information. (Note: Please include a contact number with all email enquiries)

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