



4 Wellgate Ave, North Kellyville



### Motivated Seller! 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

Granny flat is insured, salt water heated pool with north back aspect

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

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**Price** Motivated Seller! Bonus  
Granny Flat Income!!

**Property Type** residential

**Property ID** 37

**Land Area** 934 m2

#### Inspection Times

Sun 05 Jul, 11:00 AM - 11:30 AM

#### Agent Details

Julie Lepage - 0427502730

#### Office Details

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