

Sold



8 Bentley Ave, North Kellyville

LePage



LePage



LePage



LePage

### Versatile Split-Level home on 900m2 land with Deluxe Entertainer's Pool

Situated in the sought-after Highlands Estate, this split-level home offers multiple living areas, an abundance of car accommodation, expansive 900m2 plot of land, with generous grassed area, alfresco living and accentuated by the impressive sparkling heated, 9mx4m inground pool. In predominately great original condition, it provides the opportunity to get creative and add your flair to this awesome family home positioned in a super convenient location near quality schools, on the doorstep of Hills Bus service, retail district, Metro, and recreation/sporting fields.

Accommodation includes:

- 4 bedrooms including oversized master bedroom with ensuite and robe plus parent's retreat
- Free flowing open plan living areas with warming instant gas fireplace
- Generous kitchen with an abundance of storage and bench space plus walk-in pantry ideally positioned in the heart of the home overlooking internal and alfresco spaces
- Everyday open plan living areas overlook outdoor entertaining zones
- Huge undercover all weather alfresco space for large family gatherings
- Large 900m2 block with 3m side gate access, lots of grassed area for the kids and avid gardeners plus deluxe (9mx4m) heated inground pool with retractable pool cover
- Dual automated garage plus additional off street parking options

Additional features include:

- Ducted air conditioning (4 zones – 19kw), gas cooking and heating, gas

🛏 4 🚗 2 🚲 2

<b>Price</b>	SOLD for \$1,655,000
<b>Property Type</b>	Residential
<b>Property ID</b>	75

#### Agent Details

Julie Lepagier - 0427502730

#### Office Details

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

fireplace, plantation shutters, alarm system

- Pool – electric pool heater with (salt or mineral) filter system plus waterfalls and spa jets
- 8 Solar panel system
- Handy shed and established gardens
- North/West yard aspect, ideal for entertaining
- Central position to access Rouse Hill Town Centre/Metro, Rouse Hill Village, Ironbark Ridge Primary School and Our Lady of Angels Primary School, Rouse Hill High School, bus service and creational/sporting fields
- Variety of walking paths in the immediate area including adjoining Caddies Creek Park

Distance to amenities (based on googlemaps.com.au):

- 160 m to bus service
- 1.7 km to Metro/Rouse Hill Town Centre
- 1.8 km to Rouse Hill Village
- 800 m to Ironbark Ridge Primary School
- 700 m to Rouse Hill High School/Our Lady of Angels

Brilliant showcase of fluid open spaces, just add your flair to this loved sizeable home and make it your own. Superbly positioned, in walking distance to amenities, sporting fields and walking paths. Call Julie Lepagier on 0427 502 730 for more information. Licence: 1158150/10065142

LePage Property is a COVID Safe organisation and ask that prospective buyers refrain from attending inspections if you are showing any symptoms, recently been in a COVID hot spots or travelled overseas. It is required to be COVID safe during inspections i.e., keep 1.5m distance from others, sign in using Service NSW QR code, use provided hand sanitizer before and after entering the property, refrain from touching surfaces etc.

Disclaimer: Information provided in this advertisement is a guide only and collated with all due care via reputable sources, yet it is not a guarantee of accuracy or completeness. We accept no responsibility for the information provided and encourage interested parties to make their own inquiries and observations. No warranty can be given either by the vendor or agency/agents.

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.