

**G11/2 Thorogood Boulevard, North Kellyville, NSW,  
2155**



## **Apartment For Sale**

Saturday, 11 January 2025

G11/2 Thorogood Boulevard, North Kellyville, NSW, 2155

**Bedrooms: 3**

**Bathrooms: 2**

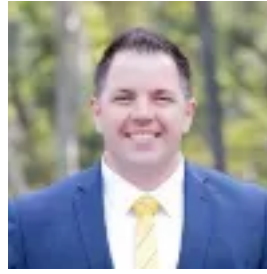
**Parkings: 2**

**Area: 268 m2**

**Type: Apartment**



Ana Bujak  
0296802255



Daniel Llamas  
0296802255

## Oversized 268m2 Ground Floor Apartment

We have received strict instructions from our sellers - we MUST SELL this home. They have committed + moved North - do not miss out on this fantastic opportunity!!!!

Often sought but rarely found, this east-facing ground-floor apartment offers an expansive and versatile floorplan, perfectly combining generous living spaces with modern sophistication.

Upon entry, you're greeted by a light-filled, open-plan design featuring a gourmet kitchen equipped with gas cooking, a stone waterfall breakfast bar, ample storage, and seamless views across the dining & living area.

The outdoor space is truly exceptional, showcasing one of the largest courtyards available. With a covered entertaining area, two expansive grassed yards, manicured garden beds, and a firepit for intimate gatherings, this space is perfect for hosting every occasion.

The apartment boasts three generously sized bedrooms, all with built-in wardrobes, and a master suite featuring an ensuite with floor-to-ceiling tiles. Location is the cherry on top of this divine opportunity being situated within close proximity to shopping centers, schools, parks, and transport hubs, this home provides unmatched convenience in a highly sought-after location, this is an incredibly rare opportunity that you do not want to miss!

3 Bed | 2 Bath | 2 Car | 268m2

- East-facing with abundant natural light throughout
- Sought after ground floor apartment - completely flat and accessible
- AEG appliances featuring a gas cooktop and stainless steel finishes - Brand new tinted windows + blackout shutters/blinds
- Brand new storage cabinets with interchangeable shelving + design options
- Alfresco access from the dining area and third bedroom
- Reverse cycle ducted air conditioning + gas bayonets for heating
- Two full bathrooms, including a bathtub
- Spacious internal laundry with newly fitted cabinetry
- Secure complex with multiple security access points + storage cage

### Location Benefits

- 20 meters to Hezlett Road Bus Stop
- Route 601 to Rouse Hill Town Centre, Metro, + Parramatta CBD Route 615X express to Sydney CBD
- 100m walk to North Kellyville Square ft award-winning cafes and shops
- 150 meters to Withers Road Reserve, featuring a half basketball court, large playground, nature trail, and picnic area
- 400 meters to Oxlade Reserve/Tree Frog Park
- 7 minutes to Rouse Hill Town Centre
- 600 meters to North Kellyville Public School (catchment)
- 6-minute drive to Rouse Hill High School (catchment)
- 2 minutes to Hills Adventist College
- 6 minutes to Our Lady Of The Angels Primary School

This immaculate property offers an unparalleled lifestyle for downsizers, upsizers, first home buyers or savvy investors in a premium location - Contact Ana Bujak or Daniel Llamas today for more information or to arrange your private inspection!

Our recommended and award-winning broker: Daniel Pym 0412 838 490

<https://broker.loanmarket.com.au/loan-market-castle-hill/>

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