

**14 Lansdowne Road, North Kellyville, NSW, 2155**

**House For Sale**

Thursday, 2 January 2025

**THE STUDIO**  
ESTATE AGENTS

14 Lansdowne Road, North Kellyville, NSW, 2155

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 450 m2**

**Type: House**



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## **Modern Single Storey + Premium Inclusions + Walk to NKV Parks, Shops & Schools**

This immaculate single level family home radiates a warm and welcoming charm from the moment you step inside. The open plan layout seamlessly connects the kitchen, living, and dining areas, creating an inviting space for relaxation and socialising. The effortless flow to the alfresco area encourages outdoor living, while a spacious, flat lawn offers plenty of room for children to play and enjoy the outdoors.

- Home features multiple living spaces, including a large family room, an open plan dining area next to the kitchen and a separate dedicated theatre room with double gas fireplace
- Modern kitchen equipped with a spacious walk in pantry, gas cooktop, range hood and plenty of cupboard storage.
- A spacious master bedroom with a large walk in wardrobe and a stylish ensuite, complete with a double vanity, separate bath and shower.
- Total of 4 bedrooms, each offering generous built in wardrobes
- A spacious laundry featuring storage space, sink and convenient external access
- Undercover alfresco area with downlights, a ceiling fan, and stack doors that can be opened or closed, making it perfect for year round entertaining
- Ducted Air-Conditioning, high ceilings with landscaped gardens
- Double garage with internal access, with a double driveway

### **Location Benefits**

- Withers Road Reserve (600m Approx.)
- North Kellyville Square (750m Approx.)
- North Kellyville Public School (450m Approx.)
- Oxlade Reserve, Tree Frog Park (850m Approx.)
- Rouse Hill High School (2.9km Approx.)
- Rouse Hill Metro Train Station (3.9km Approx.)
- William Clarke College (4.0km Approx.)

### **Disclaimer:**

The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee the accuracy of this information and nor do we accept responsibility for its accuracy. Any interested parties should rely on their own enquiries and judgement to determine the accuracy of this information for their own purposes.