

Sold



56 Merriville Road, Kellyville Ridge



## FAMILY TREASURE TROVE!

### First Impressions:

A tastefully renovated, expansive single-level home positioned in an exceptionally convenient location. Purpose built with the family and entertainer in mind, boasting multiple light-filled living spaces, excellent accommodation, and a true entertainer's backyard with lavish alfresco and glistening swimming pool.

### Come In:

A private, inviting entry flows seamlessly to a large formal living and dining room that doubles as a home office space, quite separate from the remainder of the home for peace and quiet. Venture through where the floor plan opens right out to a family living, dining and a lovely updated gourmet kitchen boasting a large stone benchtop with breakfast bar, all gas cooking, ample storage and stainless-steel appliances. The

4 2 2 522.0m2

**Price** SOLD for  
\$1,415,000

**Property Type** Residential

**Property ID** 455

**Land Area** 522 m2

### AGENT DETAILS

### OFFICE DETAILS

Opes RE  
Suite 609, Atlas, 2-8  
Brookhollow Avenue  
Norwest, NSW, 2153  
Australia  
02 8834 3200

generous dimensions allow to wine and dine friends and family. The kitchen is well positioned to the living spaces and out onto a private alfresco.



Continuing through is yet another multipurpose living space that then flows to the accommodation; three queen-sized bedrooms, all with built in robes and serviced by a central bathroom. The 4th bedroom is the grand master suite which has its own ensuite and walk in wardrobe.

### **The Great Outdoors:**

The low maintenance backyard is the perfect space for the kids and family pets to enjoy, plus the private alfresco allows mum and dad to enjoy an afternoon drink or dinner party with friends and family for any occasion. As an added bonus, a glistening swimming pool is ready for the Australian summer that is upon us.

### **Location. Location. Location.**

Local Bus Stop: 20m

The Ponds Shopping Centre: 1.4km

Kellyville Ridge Public School: 600m

Rouse Hill High School: 3.8km

Rouse Hill Town Centre: 2.2km

Rouse Hill Metro: 2.6km

Kellyville Metro: 2.3km

### **The One? Of course.**

For any additional information, I am available to chat on 0455 023 776.

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