



39 Mansfield Way, **Kellyville**

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**ANOTHER SOLD!** Call Deborah O'Brien 0408 472 427 for details!

We are proud of our success in selling yet another property, achieving an excellent result. If you need advice on selling or buying Real Estate, please call Deborah for honest, prompt and professional attention.

**PREMIER ADDRESS IN THE HEART OF KELLYVILLE!**

Boasting a wealth of living and accommodation options, this substantial dual level home enjoys a premium cul-de-sac setting just a short stroll to William Clarke College, Sherwood Ridge Primary School, Green Road buses and village retail. This peaceful position offers an elevated view over this most desirable neighbourhood and will be a pleasure to come home to.

Flawlessly maintained and ready to enjoy, the vast choice of living spaces include a separate lounge/dining room with glistening timber floors, a spacious tiled family room adjacent to the sleek gas kitchen plus a bonus rumpus room with high ceilings providing a cosy retreat for family evenings. Style and comfort are catered to here, with ducted air-conditioning, gas heating, an alarm system plus the tasteful use of shutter blinds framing the outlook over the grounds.

Designed to require minimal maintenance, the gardens surrounding this immaculate home have been landscaped to provide the perfect venue for secluded entertaining: A covered pergola opens to a grassy play area & vegetable garden taking advantage of the sunny rear aspect. The luxury addition of a gazebo with heated spa completes this idyllic garden and is certain to be a hit with family and friends.

Upstairs, the feeling of spaciousness continues, with four well-proportioned bedrooms and two impeccable bathrooms featuring heated towel rails. In addition, on the ground floor, you'll discover a separate study, guest powder room plus double automatic garage with internal access.

This is truly a home you could move straight into, with not a cent to spend! Feel free to come along to our Open Home this Saturday, or alternatively, you can contact us to arrange a private mid-week viewing.

**Just Listed**

ID# 11138101938



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