



6 Mundurra Place, **Kellyville**

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**ANOTHER SOLD!** Call Adrienne Robinson 0418 237 224 for details!

There is more than meets the eye from outside to this sensational, single-level, home located in a popular part of Kellyville. Situated on a level, low maintenance block, this is one for the entertainer's.

The current owners have extended and updated the home with a strong focus on cohesive design and comfortable living. The floorplan has been well-considered so that there is an amazing flow from the elegant formal rooms at the front of the home through to the spacious kitchen and large casual living areas. The individual spaces are well defined yet linked by a series of French doors that allow open plan living when required.

The original kitchen has been updated featuring Caesarstone benchtops and stainless steel appliances. Both fabulous new bathrooms are tiled floor to ceiling and have quality fixtures. The main bathroom features an enticing, free-standing bath.

Glass bricks and large, picture windows allow sunlight to flood into the home creating a seamless transition between indoors and outside.

Other great inclusions are downlights, plantation shutters in some bedrooms & gas heating. The second garage has been partitioned for use as a teenager's retreat or home gym with its own Foxtel outlet but is easily converted back to a garage, if required.

The level backyard features a paved entertaining area with retractable awning. There is also an attractive, private courtyard opening off the bar area.

The quiet cul-de-sac setting is just around the corner from Golden Grove Park and an easy 1.3 kilometre walk to Kellyville High School.

Time to downsize means that the owners are reluctantly saying farewell to their much-loved family home. This is your opportunity to experience the comfortable and happy lifestyle that they have enjoyed in one of Kellyville's best pockets.

**Price Guide \$880,000 - \$910,000**

ID# 11138101986



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