



44 Minjary Crescent, North Kellyville

## Stunning Family Home in Prime North Kellyville Location

Shiv Fernando and the entire team and LJ Hooker Schofields are proud to present this beautiful home delivering an exceptional lifestyle of comfort and convenience. Experience the perfect blend of luxury and style in this beautifully designed family home, situated in the heart of North Kellyville. Offering multiple living areas, generous accommodation plus two full bathrooms and two powder rooms, it's perfectly designed to cater to modern family living and effortless entertaining. This home is perfectly positioned within walking distance to North Kellyville Square, providing easy access to supermarkets, cafes, and essential services. It's also just a short drive to Rouse Hill Town Centre, offering a wide range of shopping, dining, and entertainment options.

### Property Highlights:

- GRANNY FLAT POTENTIAL (STCA)
- Open-plan living and dining area, ideal for family gatherings and entertaining guests. The space is filled with natural light, creating a warm and inviting atmosphere
- Additional spaces include a separated living room upon entry and rumpus upstairs
- Chef's kitchen boasts premium appliances, stone benchtops, and

4 2 2

**FOR SALE**  
SOLD BY SHIV & BRAEDY

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.



ample storage space. Whether you're preparing a casual meal or hosting a dinner party, this kitchen is equipped to meet all your culinary needs.

- Four well-appointed bedrooms, each designed with ample space and storage
- Master retreat features a luxurious en-suite bathroom, walk-in wardrobe and balcony
- Two stylish bathrooms, all equipped with high-quality fixtures and fittings.
- Main bathroom features a large bathtub, perfect for unwinding after a long day
- Additional powder rooms on both levels for added convenience
- Covered alfresco area, perfect for outdoor dining, entertaining or relaxation
- Low-maintenance garden and synthetic turf provide a clean and easy-care outdoor space
- Double garage offers secure parking and additional storage space plus internal access

#### Location Highlights:

- 350m approx to bus stop
- 500m approx to Withers Road Reserve
- 700m approx to North Kellyville Square
- 2.2km approx to The North Village
- 4.6km approx to Rouse Hill Town Centre
- 4.6km approx to Rouse Hill Metro Station

#### Schools & Education:

- 1.4km approx to North Kellyville Public School
- 2.1km approx to Hills Adventist College
- 2.8km approx to Rouse Hill High School
- 3.2km approx to Our Lady of the Angels Primary School

Don't miss this opportunity to secure a stunning family home in a thriving community. For more information or to arrange a private inspection, contact Shiv Fernando at 0466 388 874 today.

Your dream home awaits!

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## MORE DETAILS

Property ID 4J8HXY  
Property Type House  
Including Ensuite  
Air Conditioning  
Toilets (4)  
Balcony  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes

**Shiv Fernando 0466 388 874**

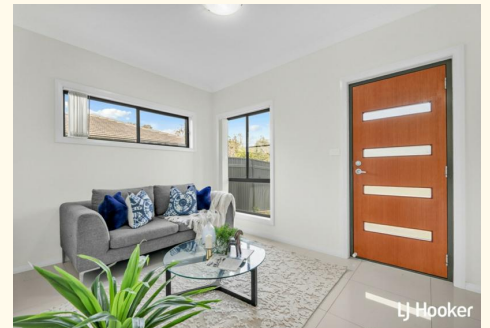
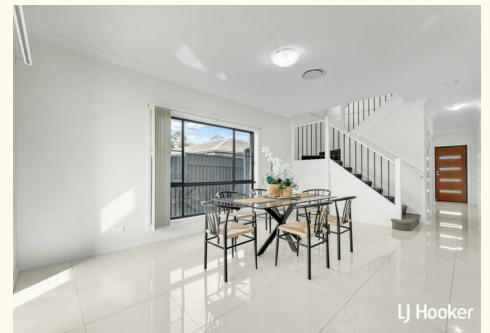
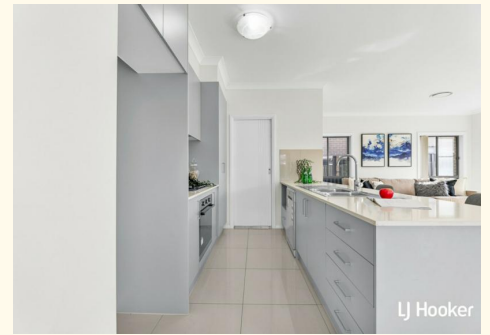
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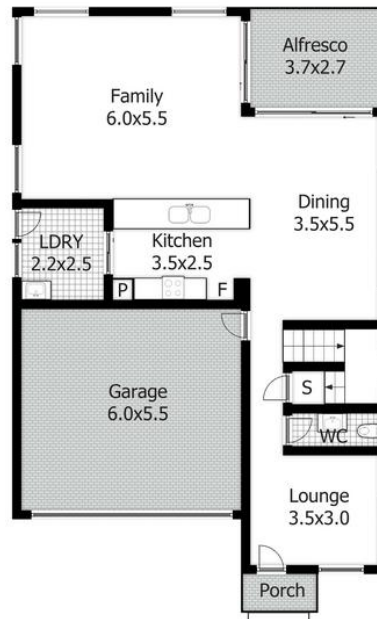
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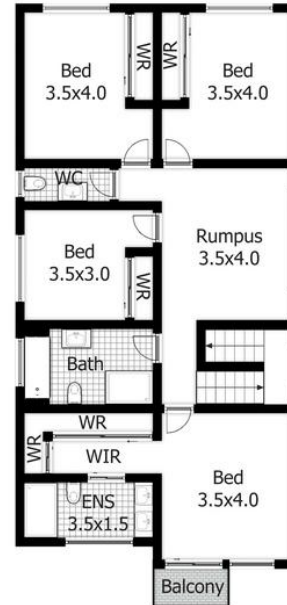


FLOOR PLAN

SITE PLAN



GROUND FLOOR



FIRST FLOOR

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