



18 Butterleaf Way, North Kellyville




## Beautifully Built Brand-New Modern Townhouse with Spacious Design

To find Butterleaf Way, enter 2 Hillview Road North Kellyville and look across the street.

Beautifully located in the heart of North Kellyville, this brand-new townhouse combines space, modern design, and everyday convenience. Perfect for families, investors, or anyone looking to elevate their lifestyle, it offers an ideal balance of comfort and style in a highly sought-after setting.

Inside, timber flooring, high ceilings, and a well-planned dual-level layout set the tone for modern living. At the centre of the home is the open-plan living and dining area, paired with a sleek designer kitchen complete with soft-close cabinetry, stone benchtops, stainless steel appliances, and generous storage. Natural light and subtle downlighting create a warm and welcoming feel.

The living space flows effortlessly outdoors to a private courtyard, ideal for year-round entertaining. With low-maintenance gardens and a secure, fully fenced yard, it's a great space for children or pets.

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**FOR SALE**  
SOLD BY SANJEEV

### AGENTS

Sanjeev Kumar  
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### AGENCY

LJ Hooker Schofields | Riverstone  
02 9157 4077

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 **LJ Hooker**

Upstairs, three spacious bedrooms all include built-in wardrobes, while the master suite enjoys its own ensuite. A beautifully finished main bathroom with floor-to-ceiling tiling completes the upper level.

Downstairs is an additional rumpus room that can be used as a fourth bedroom as well, perfect for guests or an additional living space.

#### Key Features

- Three spacious bedrooms with built-in wardrobes
- Master bedroom with private ensuite
- Modern main bathroom with floor-to-ceiling tiles
- Contemporary kitchen with premium appliances
- Ducted air conditioning throughout
- Internal laundry with additional downstairs toilet
- Double underground car spaces
- Downstairs rumpus/optional 4th bedroom
- Brand-new and under builder's warranty

#### Location Highlights

- 130m to 605 & 615X bus services
- 130m to Stringer Road Park and Basketball Courts
- 750m to Barry Road Reserve
- 1.5km to North Kellyville Square
- 5.2km to Rouse Hill Town Centre & Metro Station

#### School Catchments

- 2.3km to North Kellyville Public School
- 3.4km to Rouse Hill High School

Another fantastic result by Sanjeev Kumar from LJ Hooker Schofields

With modern finishes, versatile living spaces, and a prime location, this townhouse offers an easy-care lifestyle in one of North Kellyville's most convenient pockets. Contact Sanjeev Kumar today on 0433 289 620 to arrange your private viewing.

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## MORE DETAILS

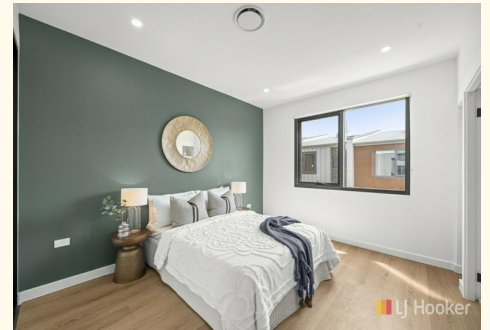
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Property Type Townhouse  
Including Air Conditioning  
Built-in-Robes  
Secure Parking

**Sanjeev Kumar 0433 289 620**

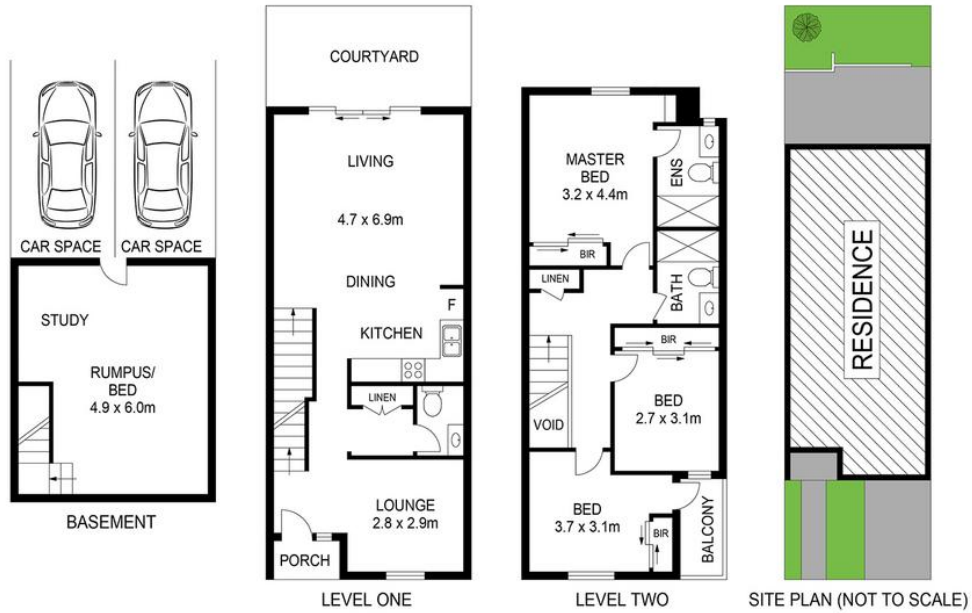
Director | Licensee | [sanjeev.kumar@ljhooker.com.au](mailto:sanjeev.kumar@ljhooker.com.au)

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