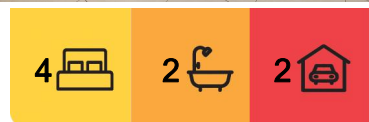


## Stanhope Gardens, 2 Aylsford Street

Superb Dual-Level Family Home in Community-Oriented Street!

Boasting a prominent position in a quiet community-oriented street, this distinguished dual-level residence delivers an exceptional family home designed for modern comfort, space and ease of living. Impressive in scale with abundant accommodation tailor-made to family living, it features a substantial layout offering both formal and informal living areas offering plenty of space to relax, play and entertain. The large well-equipped kitchen features stone benchtops, stainless steel gas appliances and a breakfast bar, while interiors spill out to an alfresco entertaining courtyard and an expansive sun washed backyard perfect for children to play. Accommodation comprises four well-sized bedrooms, three of which are on the upper-level including the master with a walk-in wardrobe/study and a stylish spa ensuite. Complete with internal access to a double lock-up garage, it is positioned a short walk to Kellyville Metro station and Stanhope Village Shopping Centre, while close to Stanhope Gardens Reserve and in the catchment for Kellyville Ridge Public School and Glenwood High School.



**For Sale**  
For Sale - Contact Agent

**View**  
By Appointment

**Contact**  
**Francois Vassiliades**  
0400 131 415  
francois@ljhcampsie.com.au

**Peter Kassas**  
0404 003 320  
peter@ljhcampsie.com.au



**LJ Hooker Campsie**  
**(02) 9789 6088**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

- Impressive layout with formal and informal living/dining & family rooms
- Large well-equipped kitchen, s/steel gas cooktop, dishwasher, b/bar
- Expansive sun bathed level backyard and alfresco entertaining area
- Oversized upper-level rumpus enjoys access to a sun washed balcony
- Well-proportioned bedrooms, two appointed with built-in wardrobes
- Master bedroom features a walk-in robe/study & modern spa ensuite
- Full main bathroom, laundry, third w/c, reverse cycle air conditioning
- Freshly painted throughout with new carpets & extensive internal storage
- Internal access to a double lock-up garage,
- Catchment for Kellyville Ridge Public School & Glenwood High School
- Walk to Kellyville Metro Station, Stanhope Village Shopping Centre
- Close to Blacktown Leisure Centre, Stanhope Gardens Reserve

Property Size: Total 509sqm approx.

Strata Levies: \$302.28 per quarter approx.

Council Rates: \$494.00 per quarter approx.

Water Rates: \$238.39 per quarter approx.

Details: Francois Vassiliades ~ 0400 131 415

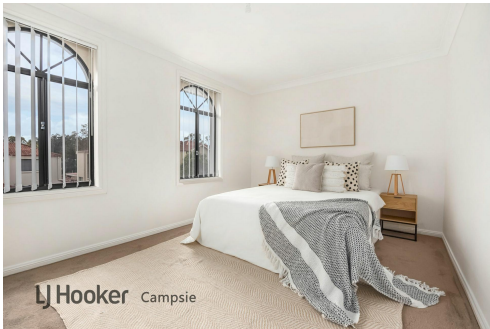
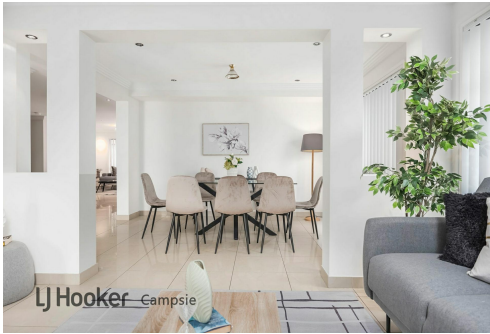
Peter Kassas ~ 0404 003 320

## More About this Property

Property ID	M35F8V
Property Type	House

**Francois Vassiliades 0400 131 415**  
Director/Licensee | francois@ljhcampsie.com.au  
**Peter Kassas 0404 003 320**  
Sales Executive | peter@ljhcampsie.com.au

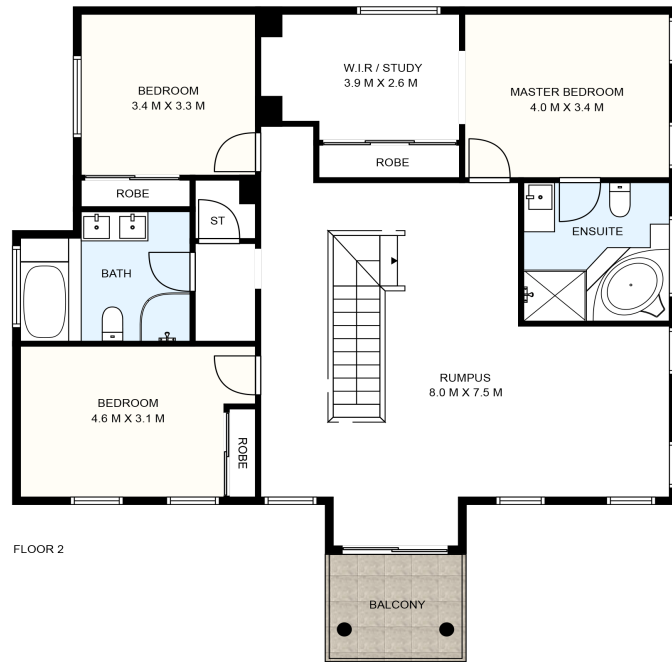
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## 2 AYLSFORD STREET STANHOPE GARDENS

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