



## 12 Betts Street, Kellyville Ridge FOR SALE



### Fully Renovated Family Home with Easy Access to Express Buses to Sydney CBD

Irving G Property welcomes you to this contemporary family home located within a short distance of schools, shops and parks; this is the one you've been waiting for. Designed for convenient family living and multiple living areas including a large outdoor entertaining area, this home is perfect for entertainers looking at upsizing.

#### Features:

- Four spacious bedrooms, including a master with an ensuite and walk-in closet
- Built-in wardrobes in all bedrooms for ample storage
- An upstairs rumpus room provides extra space for relaxation
- Generously sized living and dining areas on the ground floor
- Impressive alfresco area equipped with an outdoor kitchen, range hood, and gas cooktop
- Convenient double garage with drive-through access to the backyard
- Enhanced comfort with ducted air conditioning, privacy shutters, and sound protection, plus the safety of a video intercom, CCTV, and an alarm system
- Located in the sought-after catchments of Kellyville Ridge Public and Rouse Hill High School, and just a short walk to various public transport options
- Minutes away from The Ponds Shopping Centre, Stanhope Village, and Rouse Hill Town Centre, the location is ultra-convenient

Ready for you to move in and start enjoying, this home is a perfect blend of lifestyle and convenience.

#### Features

- 3 Toilets
- Built-In Robes
- Dishwasher
- Floorboards
- Intercom
- NBN Available
- Pet Friendly
- Rumpus Room
- Courtyard
- Deck
- Fully Fenced



**Irving Gunawan**

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Outside Entertaining Area  
Remote Garage Door  
Secure Parking  
Shed  
Air Conditioning  
Ducted Cooling  
Ducted Heating  
Gas Heating  
Split System A/C



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Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.