



### 30 Bowness Court, Kellyville AUCTION



#### Tranquil Family Haven: Sherwood Ridge Catchment

This opulent Duncraig Estate family home rests in the prized Sherwood Ridge Public School catchment in a quiet and friendly cul-de-sac. Awash with natural light this stunning home is ideal for a growing family, seeking a relaxed indoor/outdoor lifestyle, close to all the conveniences of modern life. Featuring luxury finishes throughout and an unparalleled level of detail this home has everything you would expect from a flawless family home.

The kitchen is superbly appointed with a suite of stainless steel appliances, the kitchen highlights natural stone-topped benches, complemented by 900 x 300 tiles and plantation shutters all while possessing an unparalleled blend of indoor/outdoor living. Each of the bedrooms upstairs enjoys its own built-in wardrobes while the fourth bedroom downstairs allows multigenerational living.

Wander around the corner to discover some of Kellyville's favourite cafes, restaurants and boutique shopping, plus you have city-bound trains and buses all within a short distance of Kellyville Metro. While spending time at home, you will be pleasantly surprised with an abundance of local parks especially the local park at the end of the street. Overall a fantastic family home situated on a picturesque street with a vibrant family atmosphere.

#### Key features:

- Set in a quiet cul-de-sac in the prized Sherwood Ridge Public School Catchment
- Private backyard oasis complete with pool and alfresco with private and manicured gardens
- Multiple indoor/outdoor living/entertainment areas
- Family living and kitchen transition to sunny alfresco stepping down onto grassed backyard
- Gas kitchen with large stone bench tops with s/s appliances
- Large, luxurious tiled bathrooms upstairs with a tiled washroom downstairs
- Superb master suite with his and her wardrobes and tiled ensuite
- Ducted air-conditioning to ensure comfort year-round
- Fourth bedroom perfect for multigenerational living
- Footsteps to city transport, Kellyville Metro, Parramatta and Blacktown buses, premium schools and shopping villages

#### Features

Built-In Robes  
2 Living Areas



**Amit Kumar**

Principal - Amit Kumar Property

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**Bradley Ronayne**

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**Auction**

12th May 2024 10:00AM

Fully Fenced  
Inground Pool  
Remote Garage Door  
Secure Parking  
Shed  
Air Conditioning

**Land size**

450.10 Sqm

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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.