



13 Ravensbourne Ave, North Kellyville



## Executive Living Ideal For Large Families

37 Squares over two levels, we present to you 13 Ravensbourne Avenue, North Kellyville

Setting a benchmark in versatile contemporary design, this near new 12 month old two storey residence boasts expansive family-focused living and entertaining over two generous levels in a premier North Kellyville precinct a stroll to shops and transport. Offering district views from the top floor, and a flexible floorplan designed to accommodate a range of lifestyles, sleekly modern interiors feature light-filled open plan living zones, a chef's gas kitchen with stainless steel appliances, designer bathrooms with floor to ceiling tiling and 5 ample bedrooms, 3 of which with Walk-in Robes, 2 with built-ins. A downstairs Study/bedroom allows for guest/dual family accommodation, while two of the upstairs bedrooms feature ensuites. A dedicated home theatre and stylish alfresco dining overlooking an easy-care rear garden ensures numerous entertainment options for family and friends in all seasons.

- Ducted a/c, security system, NBN access
- Quality fittings and fixtures throughout
- Oversized master with ensuite, walk-in robes, with district outlook
- 2<sup>nd</sup> upstairs bedroom with ensuite

5 Bedrooms 3 Bathrooms 2 Car Spaces 465 m<sup>2</sup>

<b>Price</b>	SOLD for \$1,500,000
<b>Property Type</b>	Residential
<b>Property ID</b>	146
<b>Land Area</b>	465 m <sup>2</sup>

### Agent Details

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### Office Details

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- Multi-use sitting rooms
- Home theatre, study nook
- Walk to North Kellyville Square
- Easy access to bus and choice of quality schools
- Very convenient to Rouse Hill, station

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