

# CastleHaven



**31 Merriville Road Kellyville Ridge NSW**

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This extra large home is situated on a very rare, 701msq block of land with extra wide side access and plenty of room for a pool, trampoline, swing set and cricket pitch! The 5 bedrooms/study are all quite big, including the master having a full spa ensuite. Upstairs we find a fully equipped home theatre which also doubles as a second rumpus room. The formal lounge and dining flow through to the open plan interior of the family room, meals atrium and separate rumpus room, all of which are superbly complimented by the gourmet kitchen with it's Smeg appliances. The alfresco entertaining area and covered pergola is massive and ideal for those family birthday parties or summer barbecues. Added extras include three reverse cycle split system air-conditioners, solar power throughout, double auto garaging with internal access and much, much more!! Superbly located within walking distance to local primary and high schools, suburban and

**Land Size** : 701 sqm

**View** : <https://www.castlehaven.com.au/sale/nsw/hills/kellyville-ridge/residential/house/5735196>



**Castlehaven Realtors**  
**02 9634 5222**

<https://www.castlehaven.com.au>