



49/23 Regent Honeyeater Grove, NORTH KELLYVILLE, NSW 2155

Spacious, Private, and Perfectly Positioned in North Kellyville

Situated in a peaceful, sought-after pocket of North Kellyville, this oversized apartment offers a rare combination of space, privacy, and convenience. Boasting 130m² of internal living and a total of 159m² on title, this impeccably maintained residence is ideal for first-home buyers, downsizers, or investors seeking low-maintenance living without compromising on size or lifestyle.

Designed with practicality and comfort in mind, the property features two generous bedrooms, an additional study room, and a sprawling open-plan living and dining area that flows onto a large wraparound balcony. Perfect for entertaining or relaxing, the balcony enjoys peaceful views over the communal pool and tranquil nature reserve at the rear of the complex. The contemporary kitchen is appointed with high-quality Bosch appliances, white granite benchtops, and abundant storage. Both bathrooms are finished with floor-to-ceiling tiles, frameless glass showers, and sleek modern fittings. The master bedroom boasts a walk-in wardrobe, an ensuite, and space for a full bedroom suite with ease.

Enjoying a prime location, this home is within walking distance of North Kellyville Square Shopping Centre, local cafes, and city buses. It's conveniently located near

TYPE: For Sale

INTERNET ID: 54P2409

SALE DETAILS

**Just Listed, Awaiting
Price Guide**

CONTACT DETAILS

Blacktown

Shop 3/1 Aldgate Street
Prospect, NSW
02 9631 8222

Anthony Silva
0438 855 558

quality local schools, including Ironbark Ridge Public School and Rouse Hill High School, and just a short drive to Rouse Hill Town Centre and the Sydney Metro Northwest. Easy access to Windsor Road, Old Windsor Road, and Norwest Business Park makes commuting a breeze.

Key Features:

- 130m² internal | 159m² total including double car spaces
- Master bedroom with walk-in wardrobe and private ensuite
- Spacious second bedroom with built-in mirror wardrobes and balcony access
- Separate study/home office room
- Large combined living and dining area with ducted air conditioning
- Contemporary kitchen with Bosch appliances, white granite benchtops, and breakfast bar
- Two bathrooms with floor-to-ceiling tiles, frameless glass showers, and a main with a full-size bath
- Internal laundry with storage
- 90-degree wraparound balcony with serene pool and bushland views
- Two secure side-by-side basement car spaces with lift access

Location Highlights:

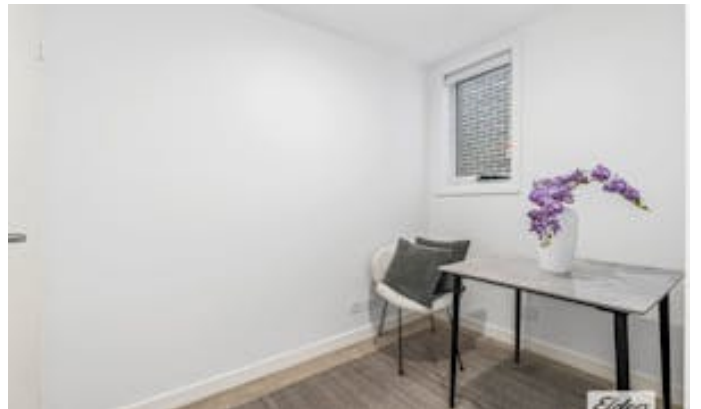
- 550m to North Kellyville Square Shopping Centre
- 800m to Ironbark Ridge Public School
- 4 min drive to Rouse Hill High School
- 8 min drive to Rouse Hill Town Centre & Metro Station
- Easy access to Windsor Road, Old Windsor Road, and Norwest Business Park.

Contact Anthony on 0438 855 558 so you do not miss out.

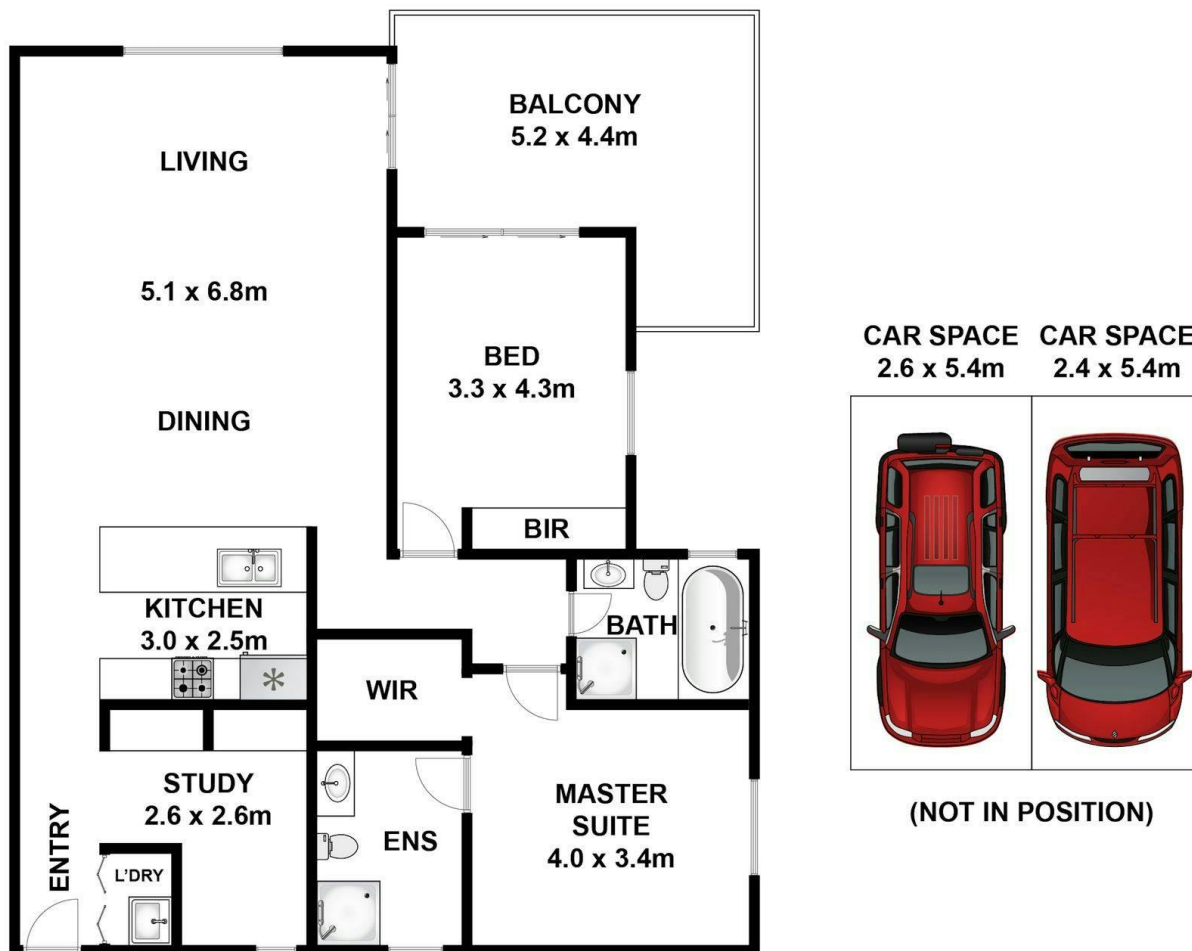
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Other features: Area Views, Car Parking - Basement, Carpeted, Close to Schools, Close to Shops, Close to Transport

- Land Area 159.00 square metres
- Building Area: 130.00 square metres
- Bedrooms: 2
- Bathrooms: 2
- Car Parks: 2
- Ensuite







Whilst bwrm.com.au has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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