



9 Ross Place, Kellyville – 5 Acres


ZARZAR
REAL ESTATE



ROOM TO MOVE - 2 HOMES PLUS FLAT ON 5 DEVELOPMENT ACRES

\$2,950,000

The property presents a large family home with 4 bedrooms, a 2 bedroom self-contained cottage plus a separate granny-flat. This unique opportunity offers space for a growing family, older children and grandkids to enjoy their own space plus the in-laws as well!

Australian colonial style home boasts vaulted ceilings, exposed Oregon timber beams and a combination of slate and Spotted Gum floors throughout the living areas. The large open kitchen features Oregon timber doors, granite benchtops and stainless steel appliances. The open plan kitchen showcases the main dining and lounge areas as well as a separate office space. The beautiful sunken lounge and dining feature fire place and timber ceilings. The private bedrooms, fitted with ceiling fans feature unique exposed brick walls. The large bathroom has a corner spa with separate toilet facilities. The main bedroom is finished with a large walk through robe into the ensuite.

- In ground pool overlooking private yard
- 3 car garage plus large shed
- Air-conditioning in living areas
- Secluded cul-de-sac location
- Stegbar Western Red cedar doors open out to verandas

The "Lavender Cottage" - is the second home on the property. Designed with yard views, the striking exposed beams & vaulted ceilings also feature in this residence. The sunken lounge, with fireplace, opens to a relaxing balcony with bush views. Inside, the expansive open kitchen & dining has room for the whole family to enjoy. The cottage boasts 2 large bedrooms the main with walk in robe and ensuite. The main bathroom includes a spa bath. This home also has lots of storage built in.

- Reverse cycle air conditioning
- Single under cover parking
- Private front veranda
- Gas bayonet fitted
- Internal laundry

Granny Flat - Investment opportunity.

The self-contained studio style Granny flat contains a kitchenette, internal bathroom, double doors opening to private veranda, ceiling fans, built in storage and onsite parking area.



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**Inspection By Appointment
Contact John Cappello 0417 330 663
or Lyn Batson 0428 855 893**

All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy, and interested parties should rely on their own enquiries