



80 Merriville Road KELLYVILLE RIDGE NSW

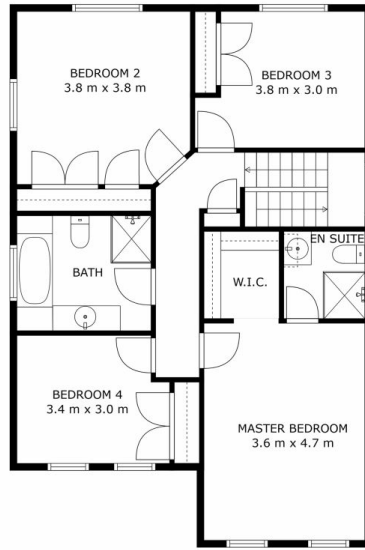
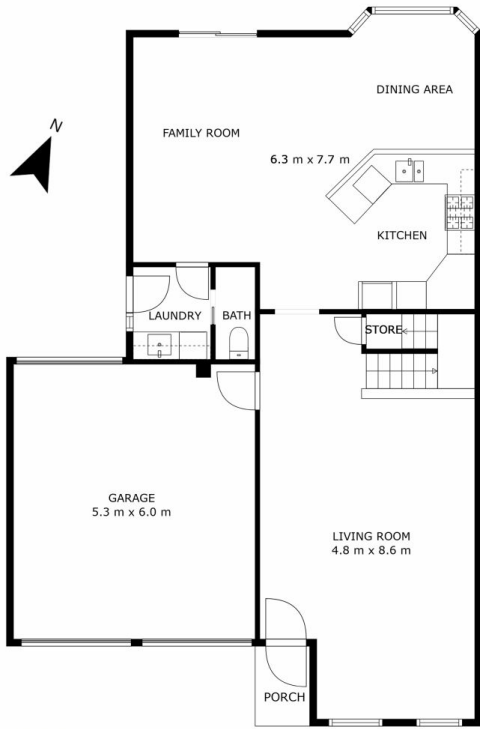
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Welcome:

Sitting proudly on its 451m<sup>2</sup> parcel, this attractive double storey residence guarantees a relaxed, low maintenance lifestyle in the always popular Kellyville Ridge. Delivering an exceptional lifestyle, the new owners will find themselves footsteps from local bus stops and just minutes to well-regarded schools and popular shopping centres in The Ponds, Stanhope Gardens and Rouse Hill combined with close proximity to the Rouse Hill and Kellyville metro. With strong crossover appeal for young families and investors alike, the home is zoned for Kellyville Ridge Public and Rouse Hill High, and benefits from several other high quality private schooling and childcare options within easy reach.

Come in:

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



**Opes** RE  
YOUR MOVE

80 MERRIVILLE ROAD,  
KELLYVILLE RIDGE

4 Bed, 2 Bath, 2 Car

Land area (approx.) 451 sqm  
Internal area (approx.) 201 sqm

THE PLAN IS SHOWN FOR GENERAL GUIDANCE ONLY. ALL AREAS, MEASUREMENTS AND DISTANCES ARE APPROXIMATE AND NOT TO SCALE. OPES RE, ITS SERVICE PROVIDERS AND VENDOR WILL ACCEPT NO RESPONSIBILITY FOR ITS ACCURACY. INTERESTED PARTIES ARE ADVISED TO MAKE THEIR OWN INDEPENDENT ENQUIRIES.