



## BRAND NEW - JUST COMPLETED

The last opportunity to purchase a brand new property in the exclusive Bel Air Estate.

Just Completed - Brand New - Large 3 level smart town home.

Nestled in a quite Kellyville street, opposite a walking reserve and within walking distance to Bella Vista Metro station and Bella Vista Public school. Just minutes from Norwest Business Park.

This brand new 4-bedroom, exclusive town home features open plan lounge and dining areas all flowing to the covered outdoor entertaining alfresco, separate family room, 2.5 bathrooms including ensuite, dedicated home office space, plus 2 upstairs living areas that can be used for relaxing or homework / home schooling and a magnificent custom glass balustrade open staircase.

The top level is your own personal space. It features a main bedroom, large luxurious ensuite bathroom as well as a home office that adjoins the 3rd level living space that could also be used as a personal retreat.

Set amongst a like-minded community, with neighbours that share a passion for sustainability, a desire for the latest technology and have an uncompromising demand for quality construction and the latest design. Town Homes in the exclusive enclave Bel-Air have all the benefits of being located at the door step of Norwest Business Park while enjoying the serenity and tranquility of suburban Kellyville. Smart technology is at the heart of your home, readily accessible from your pre-installed iPad offering convenience and style. At a touch of a button control all your home security and lighting needs. The package is expandable to

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<b>Price</b>	POA
<b>Property Type</b>	Residential
<b>Property ID</b>	679

### Inspection Times

Sat 18 May, 10:00 AM - 11:00 AM

### Agent Details

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### Office Details

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incorporate your pre-installed living room speakers with the rest of your entertainment choices. Bel-Air boasts a sophisticated security system, reassuring you of your family's safety at home. A touch of your iPad allows you to access your 3 external CCTV cameras in real time.

Working from home is ideal, featuring a built for purpose, home office. The home office is wired with data points which can be customised to your needs, or, alternatively connect to the pre-installed long range WiFi boosters for a strong connection. Bel-Air is ready to connect to your preferred NBN service provider.

Make a difference by conserving energy at Bel-Air. Minimize your energy footprint with a home that is constructed to use less energy. Consideration has been given to every electrical item, surface, internal construction and inclusion to reduce the amount of energy your household uses on a day to day basis. Bel-Air embraces the wisdom of cold climate construction, with sealed double glazed windows and doors for a more consistent and comfortable home year-round. Sophisticated design and luxury inclusions are the keystone of Bel-Air. Every inclusion has been hand-picked for its enduring style, functionality and superior craftsmanship. Luxuriate in the designer bathrooms finished with high quality fittings. Relax and read a book in the beautiful freestanding Parisi bath. Stunning designer kitchen superbly appointed with European Miele appliances, an elegant pull-down Methven kitchen mixer tap over a deep double sink. The custom-made cabinetry is hand crafted in Sydney and is topped off with luxurious Smartstone benchtop which also extends into a splash back. This dream kitchen is finished with LED under bench lighting, Blum soft close drawer systems and an ample pantry. Bel-Air, committed to beautiful air, the latest in technology and unparalleled design with luxury. Comfort for everyday living.

All drawings, images and photographs are for illustrative purposes and should be used as a visual guide only. Floor plans are for marketing purposes only. Please note that changes can be made in accordance with the provisions of the sales contract. For full details of provisions and inclusions please refer to the contract of sale which takes precedent over this document.

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