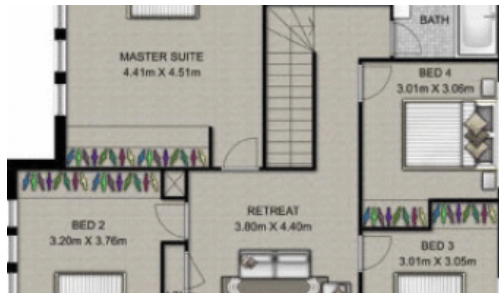


Sold



Lot 15 Bel Air Drive, Bel Air Estate Street, Kellyville



Your jewel in the crown lies here! Stunning...

Your 28.8sq split level double storey home consists of:

- Study
- Lounge
- Family/dining
- Luxury kitchen with walk-in pantry
- Ground floor powder room
- Under stairs storage
- Master suite with ensuite and spacious robe
- All other 3 bedrooms with built-in-robos
- Upper retreat
- Alfresco
- Double garage

Bel-Air Estate is well beyond it's time; there are no comparable estates in terms of energy efficiency, inclusions and design in the Hills area.

This beautiful master-planned estate is made up of 44 luxury architecturally designed homes appointed with Smeg Italian appliances, Villeroy and Boch vanities and Grohe tapware. Solartiles, Creslite windows and a master "off" switch for all electricity use in the house (Kill Switch) are just some of the energy efficiency items included.

Everything is included in the price - no extras to pay; the house comes fully appointed so you move in with absolutely nothing to do!!

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	12
<b>Land Area</b>	0 m2

#### Agent Details

Abdul Khan - 1800 400 090

#### Office Details

Kellyville  
12-14 Solent Cct, Bella Vista Unit B7  
Bella Vista, NSW, 2153 Australia  
1800 983 700

BEL AIR

#### Quality Branded Inclusions:

##### Smeg Stainless Steel Kitchen Appliances

SMEG 90cm freestanding electric fan forced oven + 5 burner gas cooktop

SMEG 90cm wall mounted canopy rangehood, externally ducted with telescopic chimney

SMEG 25ltr microwave oven + grill + steam vessel

SMEG 60cm freestanding 15 set dishwasher with 5 star WELS rating

##### Bathroom Features

Villeroy & Boch Basins

Villeroy & Boch Toilets

Grohe Basin Mixers

Grohe showers

#### Thermal and Energy Efficient Inclusions:

##### Monier SOLARtile

The integration of Monier's new SOLARtile combines solar power technology with an aesthetically appealing, streamlined roof. The Monier SOLARtile captures the sun's energy and converts it to electricity. This green energy solution is backed by a 25 year manufacturer's warranty from Monier.

##### Trend Crestlite Windows

Trend Crestlite awning windows offer top quality aluminium commercial framing custom built to your house design, emphasising thermal efficiency, reducing heating and cooling costs. Each awning window is completely sealed, reducing air leakage.

##### Viridian sp30 Low E glass

SmartGlass reflects heat back into the room, helping keep warm when it's cold outside, and cool on hot summer days. Compare this to the ordinary glass window, where heat freely escapes to the outside. SmartGlass is a single glazed Low E glass offering insulation and a solar protection with low reflectivity.

##### Energy Efficient Ducted Air Conditioning

Customised energy efficient air conditioning meets the requirements of your home, having separate zones for upstairs and downstairs to save you energy.

##### Enviroseal Sarking

Bradford EnviroSeal Wall Wrap combines the benefits of reflective thermal insulation with superior weather protection. It's designed to enhance your home's thermal performance and weather resistance, acts as a second skin, making it more energy efficient and comfortable. EnviroSeal roof sarking combines the benefits of reflective thermal insulation with superior weather protection. Installed under your tiled roof reduces summer loads on your roof insulation and excellent protection against the elements.

For safety there is an alarm system and intercom.

For comfort there is fully ducted reverse cycle air conditioning.

For leisure there are beautiful alfrescos with lighting and wonderfully practical fans.

For ease there is a driveway, turf, landscaping and fencing to front and rear yard.

More unique features of this Estate:

This beautiful development even has it's own orchard with 30 glorious fruit trees!  
There are peaches and more!  
In your backyard, there is an eco-friendly vegetable garden, with corn, herbs and more, and marigolds to chase away the bugs!

For more information, please contact 1800 983 700 or visit the development at Lot 9 Balmoral Road (off Hector Court off Memorial Avenue), Kellyville.

Images and descriptions are for illustration purposes only and may vary at time of construction. Please refer to the contract for a full list of inclusions.

Double glazing to the western elevation

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.