







5 bedroom single storey 732m2 block prime location

5 bedrooms on 732m2 block in prime location

Located in a prestigious newly developed area within the Balmoral Road release at Kellyville, this brand-new exciting and innovatively built split-level home is ideal for any prospective buyer. Situated close to Bella Vista and Castle Hill, the M2 and M7 motorways, T-Way to the City and Parramatta, and the upcoming North West Rail Link. Also surrounded by quality local schools, businesses and employment opportunities at Norwest, fine dining and shopping experiences. This home, sitting on a 732m2 block, is designed for all year comfort, and with luxury in mind; this home provides the idyllic lifestyle for family living.

This wonderfully designed home bares modern and sophisticated elements that can be seen from the foyer through to the family room. Including curved exterior and interior walls and high ceilings, this house shows off it's light and airy atmosphere. With spacious family and dining areas, a media/lounge room, and a generous sized kitchen, this home is perfectly designed for entertaining. The state of the art kitchen features ideal 60mm stone benchtops, soft close cabinetry, a sizeable walk-in pantry, and Smeg stainless steel appliances including a built-in coffee maker, 900mm wide gas cooktop, dishwasher, and a grill/steam microwave. Additionally, the outside alfresco area, viewed from the family room, features an outdoor kitchen and rear garden perfectly secure and child-friendly.

Offering five bedrooms, with large fully fitted built-in robes, the fifth bedroom has the potential to be re-purposed into a sitting room. Thus this home is ideal for multi-generational living. The master suite showcases a fully fitted walk-in-robe and opulent ensuite. Through the architecturally sound design of solid timber

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Price	SOLD
Property Type	Residential
Property ID	544

Agent Details

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doors located throughout the house, it provides the opportunity to rezone two bedrooms with an ensuite and large study area with lots of storage space. In addition to three bathrooms, this home also features a private clothes-drying courtyard that is located outside the laundry.

Noteable design and advanced technology that is featured within this house include bonus energy saving solutions. These comprise of Monier solar tiles with a battery back-up system (energy stored for later use), argon gas-filled double-glazing to windows and sliding doors, extensive insulation, and state of the art CBus home automation system. These inclusions allow the opportunity to live in greater comfort throughout the changing seasons, ensuring substantially lower energy bills, and allowing the convenience of accessing the home remotely.

To inspect this uniquely modern residence, please visit open homes on Saturday 10:45am – 11:15am & 12:45pm – 1:15pm, and Sunday 10:30am – 11am.

Alternatively, if you wish to reserve a private viewing, please ring 1800 400 090

Disclaimer: 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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