



FOR SALE

REFINED FAMILY SANCTUARY IN THE BELLA VISTA SCHOOL CATCHMENT

- Located within the highly sought-after Bella Vista Public School catchment, and an easy walk to Bella Vista Public School
- Positioned in a quiet, low-traffic street within one of Kellyville's most desirable pockets
- Beautifully designed home offering a premium family lifestyle with space, privacy and flexibility

A sophisticated entertainer designed for modern family living, this immaculate residence delivers a seamless blend of indoor-outdoor flow, refined finishes and functional design. Set in a peaceful and tightly held enclave, the home offers exceptional convenience alongside a calm, private setting.

- Expansive open plan living and dining flowing effortlessly to outdoor entertaining
- Large undercover alfresco overlooking a resort-style swimming pool and landscaped backyard
- Designer kitchen with stone island bench, walk-in pantry and quality stainless steel appliances
- Multiple living zones including rumpus, media room and dedicated study/home office
- Four well-proportioned bedrooms with built-in wardrobes
- Luxurious master retreat featuring walk-in robe and double vanity ensuite
- Stylish main bathroom with separate bath, shower and WC
- High ceilings, plantation shutters and ducted air conditioning throughout
- Oversized double garage with internal access and additional storage

Close to Norwest Markettown, Bella Vista Metro, Castle Hill Country Club, Castle Towers and Rouse Hill Town Centre, with easy access to major arterial roads.

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this information. Any photographs show only certain parts of the property as they appeared when taken. Areas, amounts, measurements, distances, and all other numerical information are approximate only. Note: Every care has been taken to verify the accuracy of the details in this advertisement; however, we cannot guarantee its correctness. Prospective purchasers are

4 BED | 2 BATH | 2 CAR

PRICE:
Price Guide \$2,700,000 - \$2,850,000

OPEN FOR INSPECTION:
N/A



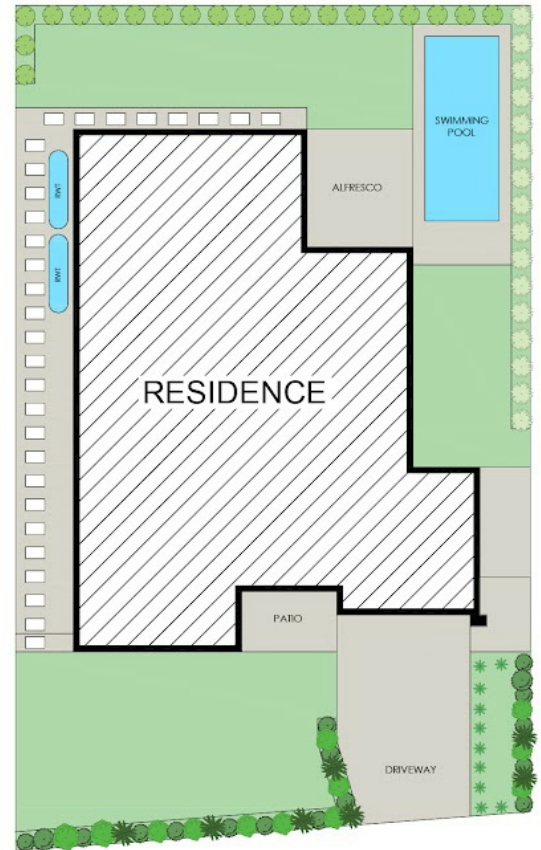
David Choy
0411196328
davidchoy@hillsprestige.com.au
www.hillsprestige.com.au

DISCLAIMER: All dimensions are approximate and for illustrative purposes.
Interested parties should rely on their own enquiries. Floor plan created by Onebox Media.

INT : 284 m²



GROUND LEVEL



SITE PLAN (NOT TO SCALE)

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