



FOR SALE

SOPHISTICATED FAMILY HOME FOR ENTERTAINING SPLENDOUR

The essence of modern elegance, this beautiful family residence showcases an outstanding design with generous proportions and a quality build by Clarendon Homes. Offered for the first time, the layout unveils formal and casual living spaces connecting to a fabulous alfresco entertaining area and sparkling in-ground pool. Next to Twickenham Avenue Reserve, its idyllic quiet street is a walk to North Village shops, cafés and restaurants, while close to North Kellyville Square and excellent schools.

- Formal living/dining room and distinct plush home theatre
- Capacious family/rumpus room, casual dining zone off kitchen
- Newly tiled wide undercover terrace promises lush entertaining
- Gorgeous pool with waterfall feature adjoins private backyard
- Quartz and gas kitchen delivers wide oven and dishwasher
- Kitchen has walk-in pantry, breakfast island and view to pool
- Guest bedroom and bathroom, perfect for extended families
- Inviting upper rumpus, double bedrooms, built-in/walk-in robes
- Deluxe main bedroom reveals study/retreat and sleek ensuite
- Family bathroom boasts deep bath tub and separate shower
- High ceilings, ducted air conditioning and gas heating points
- Bamboo floors, plantation shutters and carpets in bedrooms
- Automatic double garage with internal entry and extra parking
- Close to city buses, Kellyville Metro and several local reserves
- Easy access to Castle Towers, Norwest Business Park and M2

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

5 BED | 3 BATH | 2 CAR

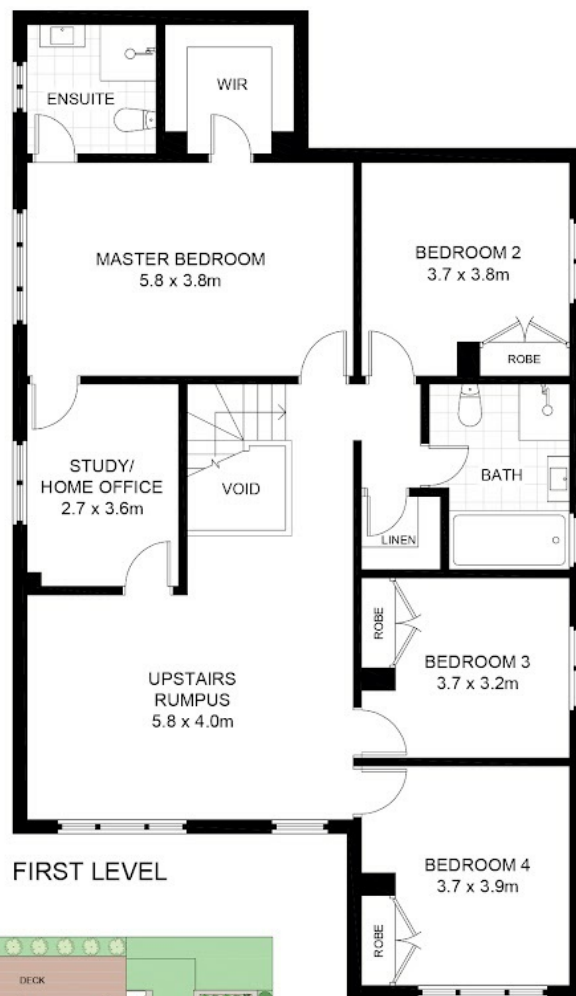
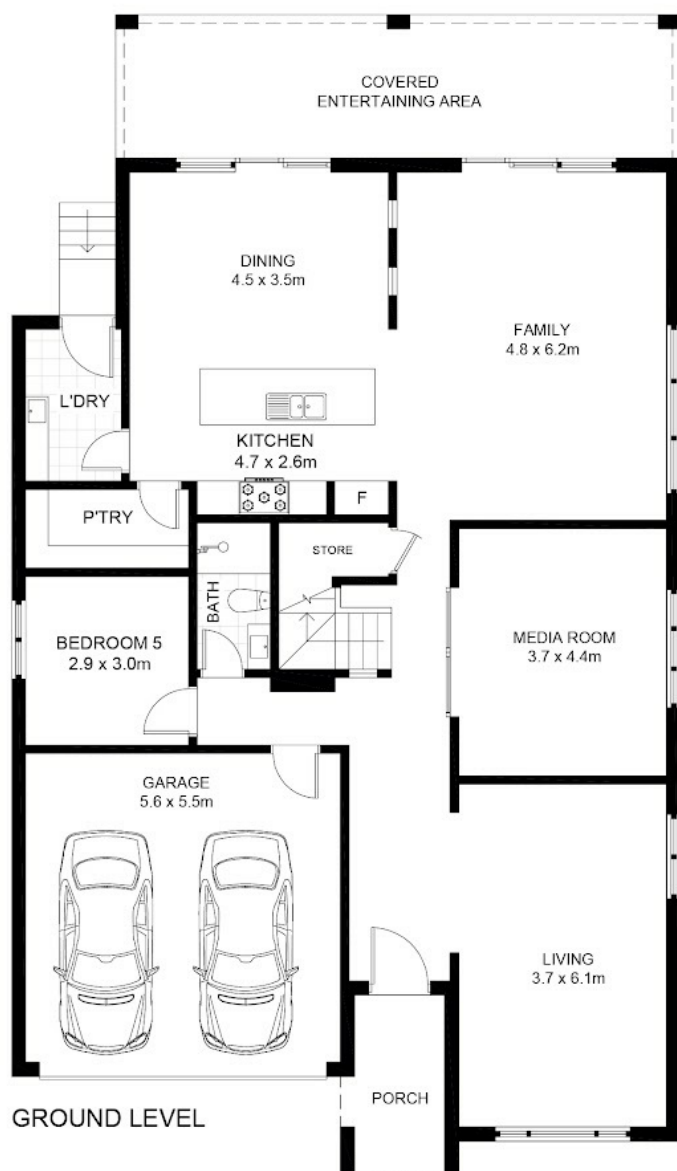
PRICE:
Auction

OPEN FOR INSPECTION:
Oct 24 at 11:00am - 11:30am
Oct 25 at 11:00am - 11:30am



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.



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

SITE PLAN (NOT TO SCALE)

Hills Prestige