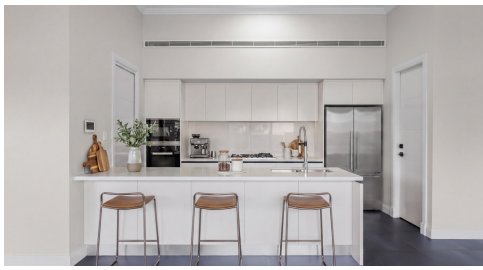
17 SUSTAINABILITY AVENUE, KELLYVILLE, NSW, 2155

Hills Estate Group



FOR SALE

UNDER STRICT INSTRUCTIONS TO SELL - DESIGNER HOME NEAR METRO STATION

Set on a quiet Kellyville street, this stylish five-bedroom home brings together spacious family living, high-quality finishes and intelligent smart-home technology. Built for comfortable, energy-efficient living, it sits within the Bella Vista Public School and Crestwood High School catchments, a short distance from Bella Vista Metro and Kellyville Grove Shopping Centre.

Property features:

* Five spacious bedrooms, including a ground-floor bedroom with its own full bathroom
* Generous master suite with a tailored walk-in wardrobe and private ensuite
* Designer kitchen with premium Miele appliances, 40mm Smartstone benchtops and a fully equipped walk-in pantry
* Bright, airy open-plan living and dining space
* Separate upstairs retreat, perfect as a kids' lounge, teen hangout or extra family room
* Three elegantly finished bathrooms with Villeroy & Boch basins and tapware, along with custom-designed vanities
* Advanced smart-home automation with integrated controls
* Remotely accessible CCTV security and keyless entry
* Double-glazed windows and solid-core doors for added comfort and insulation
* 10kW solar system with inverter and battery storage to help lower power bills
* Ducted air conditioning for year-round comfort
* Double garage with epoxy flooring and custom wall-mounted cabinetry

Location Highlights:

* Within the Bella Vista Public School and Crestwood High School catchments
* Just minutes to Bella Vista Metro and Norwest Business Park
* Near Kellyville Grove Shopping Centre, cafes, parks and major transport links

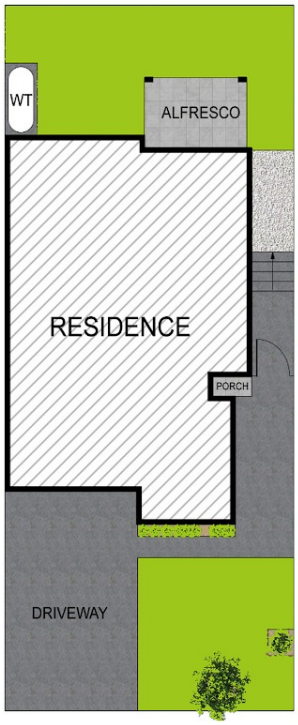
Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal

5 BED | 3 BATH | 2 CAR

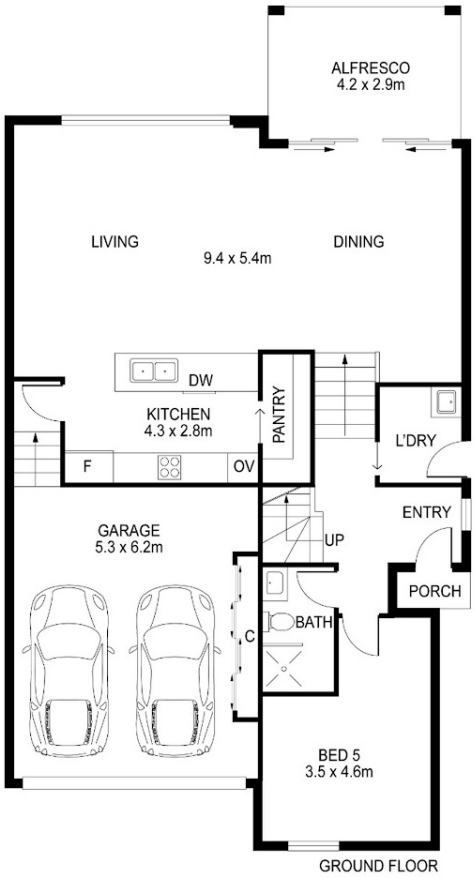
PRICE:
Price Guide $1,600,000

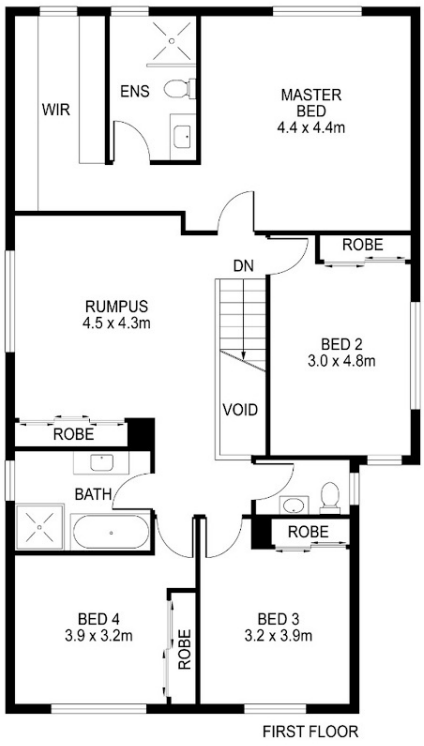
OPEN FOR INSPECTION:
N/A

Thomas Choy
0414253119
thomaschoy@hillsestategroup.com.au
hillsestategroup.com.au



SITE PLAN





17 Sustainability Avenue, Kellyville

DISCLAIMER: All dimensions are approximate and for illustrative purposes. Interested parties should rely on their own enquiries.

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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.

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0414253119
thomaschoy@hillsestategroup.com.au
hillsestategroup.com.au

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