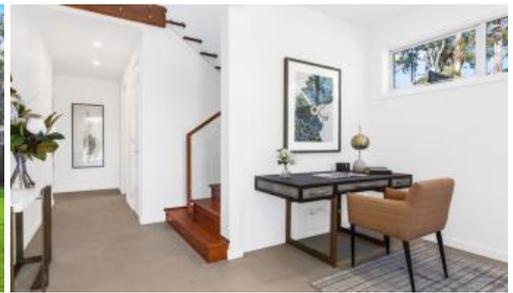


Under Contract



52 Ramornie Dr, North Kellyville



Well Appointed Family Home with Large Yard

Brand New Architecturally Designed Home with in-law accommodation and large, low maintenance, level backyard

The ultimate in contemporary luxury and design, this spacious double-storey home is an entertainer's dream on 699sqm. The light and breezy open-plan kitchen, lounge and dining area provides ample space for casual or formal dining and opens out to a patio and built-in-barbecue area perfect for those meals best enjoyed al fresco. As any host knows, all meals are best served with a view, which in this case is an expansive and luscious split-level, fully landscaped backyard that will delight avid gardeners and active kids alike. Situated in a whisper quiet location, glorious bush views abound the property and can be taken in from the bedrooms and first-floor balcony.

This architect designed, bespoke residence features five bedrooms and three full bathrooms, as well as a study and media room, with two living areas, one on each floor of the home. All bathrooms feature 20mm Caesarstone bench tops, full height wall tiles and high quality tapware and sanitary fittings.

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Price For Sale
\$1,790,000

Property Type residential

Property ID 215

Land Area 699 m2

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This home was designed to combine the best of form with the best of function: with 2.4 metre doors and extra high 3 metre square set ceilings throughout, it has a luxurious, modern aesthetic you can be proud of. The property also boasts solar power, programmable recycled-water sprinkler systems, reverse cycle multi-zoned Samsung 20kw air-conditioning system, security alarm, voice/video intercom, and an under-slab water tank.



At the end of a long day, sink into the deep tub in the main bathroom, which also features sleek Caroma fixtures and custom joinery of the highest quality. A mirrored vanity with flattering feature lights, a vessel sink and flush-fitting lip pulls on the cupboards beneath make it a space to be enjoyed.

Make your way back to the impressive kitchen, where a window splashback takes advantage of all natural light, and a kitchen island with double-sink and makes the most of every surface, so amateur cooks and home chefs alike can whip up masterpieces using the top of the range Bosch appliances, including 900mm gas cooktop. The kitchen is further complemented by a large, walk-in butler's pantry, and exquisite 40mm Caesarstone benchtops from the appropriately named Classico range. Stylish pendant lights above the island add effortless glamour, while space for stools at the breakfast bar ensure the chef enjoys the social side of cooking.

A fully tiled double garage provides ample space for two cars, and also has generous built-in storage cupboards. Feature lights line the driveway, welcoming you home or inviting guests inside safely. The attention to detail here is second to none.

Key Features:

- Brand new home located within the sought-after Woodlands Estate
- Architect designed by the award-winning A & N Design
- Custom interiors by Interior Elements of Freshwater
- Effortless proximity to all local amenities, with North Kellyville Square, transport & highly regarded schools only minutes away
- Large downstairs queen size bedroom with full bathroom, perfect for in-law or guest accommodation
- Multiple living zones set over both levels of the home
- Huge, secure back yard, fully landscaped with mature feature trees and uplighting
- Paved alfresco and BBQ area off the open plan living area and kitchen
- Opulent finishes throughout including pendant light features,

custom joinery and 100% wool carpet with 100kg underlay

- High quality sanitary fixtures
- Separate media room and study
- Hardwood timber stairs
- Concrete construction balcony
- Environmentally conscious measures such as recycled water, solar panels and programmable irrigation
- Build process inspected and certified throughout by the Hills Shire Council

*All information in this advertisement was gathered from sources deemed reliable, however Opes Property Partners or any staff related to the advertised property cannot guarantee the accuracy of this information and nor do we accept responsibility for its accuracy. Intending purchasers must make and rely upon their own enquiries.

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