



11 Ramornie Drive, North Kellyville



## SOLD BY ALEXANDRA MEADTH PRIOR TO AUCTION!

ONSITE AUCTION WEDNESDAY 22 DECEMBER 2021 @ 6.45PM OPEN FROM 6.00PM

PRE-REGISTRATIONS NOW OPEN!

OPULENT ARCHITECT-DESIGNED OASIS ON 1559SQM

Poised in perfect privacy against a glorious bush reserve backdrop, this newly completed split level home only becomes more wow-worthy as you cross the threshold.

Striking in form yet utterly functional for day-to-day living, it blends classic family comfort with state-of-the-art contemporary style – providing a variety of super-sized retreat and entertaining zones, a glamorous Bosch kitchen with all the bells and whistles, a crisply terraced child-friendly backyard and the sleekest of high-end finishes inside and out. In a whisper-quiet nature pocket, this is a truly rare opportunity to experience luxury and lifestyle in a leading class.

- Elite retreat reflecting finest quality and craftsmanship in every detail
- Formal entry, three-metre square set ceilings, custom joinery throughout
- Tranquil north-facing media room, dedicated office or extra bedroom, plus kids' play area
- Cascading flow down to family dining room and connected lounge
- 40mm stone kitchen surfaces and splashbacks, 900mm gas cooktop
- Integrated dishwasher, Parisi tapware, genuine butler's pantry, breakfast island
- Dual all-weather entertainers' terraces oriented to the leafy surrounds
- Master quarters feature an executive robe, couple's ensuite with freestanding tub
- Secluded rumpus/games room plus 6th bedroom, bathroom and wet bar downstairs

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<b>Price</b>	SOLD for \$2,700,000
<b>Property Type</b>	Residential
<b>Property ID</b>	223
<b>Floor Area</b>	1,559 m2

### Agent Details

Alexandra Meadth - 0417 687 239

### Office Details

Opes Property Partners  
Suite 609, Atlas, 2-8 Brookhollow  
Avenue Norwest, NSW, 2153  
Australia  
02 8834 3200



- Walk-in linen press, glamorous guest powder room, Artusi outdoor kitchen/BBQ
- A/V intercom, security alarm system, solar power, ducted air-conditioning
- Rear access to oversized three-car garage with workshop/storage space
- Fully usable block with generous lawns and low-maintenance landscaping
- Easy convenience to shopping precincts, schools, parks and transport

Call Alexandra Meadth for more details today.

\*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. Opes Property Partners on behalf of the Vendor reserves the right to amend the price or withdraw the property from sale without notice.

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