



38 Ramornie Dr, North Kellyville



## LARGE BRAND NEW HOME WITH GLORIOUS VIEWS

\* PLEASE CONTACT US FOR YOUR PRIVATE INSPECTION

Equal parts functional and luxurious, this brand new architecturally designed home will satisfy the most discerning individuals, with its open plan living, abundance of space, privacy, natural light, and high-end finishes.

Elevated and set back off Ramornie Drive in a secluded setting, with superb bush views from every window. The entry level offers a large, sundrenched third living area complete with powder room, perfect as a formal lounge or a home office, with a tranquil outlook to the stylish landscaping features of the front of the home. The fully tiled double garage offers extensive built-in storage, with internal access. There is off-street parking for a third car in a dedicated space at the front of the home.

Upstairs the open plan family/living area and dining areas flow seamlessly from the large entertainer's kitchen with breakfast bar and butler's pantry, to the outdoor dining area complete with Artusi BBQ and a gorgeous bush backdrop. An additional second living area situated at the front of the home is ideal as a separate space to relax, watch a show or read a good book, all the while enjoying

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**Price** \$1,690,000  
**Property Type** residential  
**Property ID** 258  
**Land Area** 837 m2

### Agent Details

Alexandra Meadth - 0417 687 239  
Sean Massoudi - 0434 699 513

### Office Details

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



spectacular elevated views of the bush and beyond.

Tucked discreetly away off the main living areas, are three spacious double bedrooms all featuring double robes, custom ceiling mounted S-fold sheer curtains, and 100% wool carpet, complemented by a central main bathroom with floor to ceiling tiles, a large shower, Caroma sanitaryware and a separate oversized bath. The large laundry features a stone benchtop, floor to ceiling tiling and plenty of cupboard space.

The statement master suite sits in its own wing of the home, and features a king size bedroom, his-and-hers walk-in robe, double ensuite with floor to ceiling tiling, stone vanities, custom ceiling mounted S-fold sheer curtains, picture windows and 100% wool carpet.

This beautiful, spacious brand-new home presents a unique opportunity for a special family looking for that perfect combination of comfort, style and convenience.

Call Alexandra Meadth or David Harvie for more details today.

Key Features:

- Elevated position with bush views from every window
- Custom built, featuring a huge master suite with robe and double ensuite, and three additional generously proportioned bedrooms
- 3 metre square set ceilings over both levels and a dramatic, double height entrance foyer with statement pendant lighting
- Three separate living zones set over both levels of the home
- Low maintenance landscaping with mature feature trees
- Oversized, seamless open plan living/family area
- Kitchen with Fisher & Paykel appliances, including integrated microwave and dishwasher, and 900mm gas cooktop and oven
- Stone benchtops and vanities, and custom joinery throughout
- Stylish, covered outdoor entertaining area and kitchen with brand new Artusi BBQ
- High quality sanitary fixtures & custom sheer S-fold curtains throughout
- Hardwood timber stairs
- Voice and video intercom, security alarm system
- Samsung reverse cycle air-conditioning over three zones
- Fully tiled double garage with built-in storage cupboards
- Environmentally conscious measures such as recycled water, under slab water tank and solar panels

- Build process inspected and certified throughout by the Hills Shire Council

- Effortless proximity to all local amenities, with North Kellyville Square, transport & highly regarded schools only minutes away

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