

Sold



32 Ramornie Dr, North Kellyville



## 759SQM PARCEL WITH DA & CC APPROVAL FOR A LUXURY HOME

Offering an elevated position and commanding spectacular, never to be built out views of protected bushland and beyond to the mountains, this 759sqm rectangular block presents an excellent opportunity to build North Kellyville's finest home.

This is an opportunity for savvy owner occupiers and investors alike – you can rest easy in the knowledge of what can be built on this block to maximise its obvious potential. The hard work has been done for you!

With DA & CC Approval in place and tree clearing works undertaken, you have already saved thousands of dollars and significant time, allowing you to start building NOW.

**Price** SOLD for  
\$970,000

**Property Type** Residential

**Property ID** 526

**Land Area** 759 m2

### AGENT DETAILS

Alexandra Meadth - 0417  
687 239

### OFFICE DETAILS

Opes RE  
Suite 609, Atlas, 2-8  
Brookhollow Avenue  
Norwest, NSW, 2153  
Australia



The functional, architecturally designed home is approved to feature:

- 5 bedrooms all with built in robes, plus a separate study and media room
- Private master suite offering a king-sized bedroom, his and hers walk in robe, double ensuite with freestanding bath
- An entertainer's kitchen with breakfast bar, butler's pantry, gas cooking and views to the expansive alfresco
- Oversized laundry with easy external access
- Triple garage with internal access and an abundance of additional storage
- Huge north facing yard complete with extensive covered decking, privacy louvres
- Sparkling inground swimming pool, complemented by an expansive, flat lawn area, and accented by elegant sandstone retaining walls

The home as a finished product will arguably be one of the finest in the suburb and will sit comfortably, surrounded by other quality, custom built homes.

Locals and newcomers alike will love the lifestyle on offer in North Kellyville and the broader Hills District, particularly easy access to local schools, shops, public transport & every amenity you might need.

Build your dream home or dream investment property with the builder of your choice. Either way, this is a great opportunity and not to be missed.

Key travel information includes the following (all approximate):

- + 5 min walk to nearest bus stop (Stringer Rd after Ross Place)
- + 2 min drive to Barry Road Reserve
- + 4 min drive to North Kellyville Square
- + 5 min drive to North Kellyville Public School
- + 6 min drive Rouse Hill High School
- + 6 min drive to The North Village
- + 6 min drive to Scribbleskindy
- + 7 min drive to Our Lady of the Angels Primary School
- + 9 min drive to Bernie Mullane Sports Complex
- + 10 min drive to Rouse Hill Town Centre
- + 10 min drive to Rouse Hill Metro Station

\*CGI house renders are for illustrative purposes only. Vacant land only offered for sale. All information in this advertisement was gathered from sources deemed reliable, however Opes RE 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 RE on behalf of the vendor reserves the right to amend prices or withdraw any property from sale without notice.

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