



COMPOSED FOR LIVING WELL.

Located in Kellyville, Vanguard explores a balance between individuality and unity bringing brand new, two-storey, freestanding residences to the community, completing in early 2024. Each home includes five bedrooms and three bathrooms and has been designed to make a striking statement on its own, while sharing a visual language with its neighbours. The architecture plays with different forms to create a choice of individual elevations.

Dwelling Type A3 - A Timeless, Turn Key, Designer Residence

Your home will be finished to the highest level in a refined palette of neutrals, creating a canvas on which to express your personality.

Comprising of luxury specifications and inclusions, a

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Price	Contact Agent
Property Type	Residential
Property ID	549

AGENT DETAILS

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OFFICE DETAILS

Opes RE Developer Account
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Opes RE

substantial 12m frontage, north facing orientation, and located on the high side of Gauge Avenue, this architecturally designed residence will soon be ready to welcome its first owner.

The home features luxury inclusions throughout, including a designer kitchen with rich timber look cabinetry, sleek fingerpull details and soft close doors and drawers, Quartz stone benchtops, brushed nickel tapware, Fisher & Paykel appliances including built-in microwave and fully integrated dishwasher, and a practical built-in scullery - seamlessly connecting with the living and dining spaces - perfect for entertaining and everyday living. Your bathroom is designed in a soothing palette with a standalone bathtub, double vanity, and a dual shower featuring both a rainhead and an adjustable head in brushed nickel. Other highlights include double panel lift remote garage doors and epoxy coated floors, full height glazing, a study nook, and a second living room, adding versatility for evolving lifestyles and growing families.

Features include:

**** Full specification list available upon request****

- Ground floor provides open plan living including kitchen, living, dining, laundry plus a bedroom and bathroom designed for flexible lifestyles

- LED downlights and pendant feature lights throughout; square set cornices; 2700mm ceilings to both upper and entry levels, plus overheight ceiling features to upper; 2400mm doors throughout

- Contemporary, designer kitchen featuring quartz stone benchtops with dual waterfall edge, integrated Fisher & Paykel appliances, including 900mm oven, rangehood and 5 burner gas cooktop, dishwasher and microwave

- Full-height glazing, multi-panel bifold doors promote natural light and indoor-outdoor living to your large garden with paved entertaining area and lawn; durable aluminium window frames throughout
- Elegant staircase to upper level with semi frameless glass balustrade with timber top rail
- First floor includes a large master bedroom suite with timber veneer walk-in robe and opulent ensuite, feature tiling floor to ceiling, freestanding bath, double vanity, smart mirror and frameless shower screen
- Three additional queen sized bedrooms, each with a BIR and centrally located to the oversized main bathroom with floor to ceiling tiles, freestanding bath, smart mirror and contemporary tap- and sanitaryware
- The upstairs also benefits from a multi-use activity space/living area, and balconies to the front and rear of the home
- Multi-zone ducted Daikin airconditioning throughout; Ahua audio-visual intercom; Bosch home security system
- Interiors include rich timber-look finishes throughout paired with marble-look features, hybrid timber floors to entry level and wool blend carpet to upper
- Fully landscaped and turfed front and rear yards; 1.8m high Colourbond fencing to side and rear boundaries with gates to side of home; external feature lights in a modern matte black finish
- Spacious double garage with contemporary epoxy flooring and auto panel lift door
- Just a 15 minute walk to local Kellyville Village
- Castle Towers and Norwest Marketown less than a 10 minute drive away
- Multiple schools within a 5 minute drive including catchment

for the new Bella Vista Public School

- Footsteps to Kellyville Memorial Park Reserve and just a 4 minute drive to Balmoral Road Sports Complex

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