

Sold



13 Sami Avenue, Kellyville



## CURATING A COMMUNITY.

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 E1 - 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** SOLD for  
\$1,700,000

**Property Type** Residential

**Property ID** 556

### AGENT DETAILS

Alexandra Meadth - 0417  
687 239

### OFFICE DETAILS

Opes RE Developer Account  
0417687239

*Opes* RE

substantial 12m frontage and a north east facing orientation, 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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