

Sold

22 Ramornie Dr, North Kellyville



## BRAND NEW 5 BEDROOM MASTERPIECE

**OPEN FOR INSPECTION 9 - 9.30AM SATURDAY 23RD OCTOBER 2021**

**ONLINE AUCTION 10AM SATURDAY 23RD OCTOBER 2021**

**REGISTRATIONS NOW**

**OPEN: <https://auctionnow.com.au/properties/78770>**

Please click the above AuctionNow link and REGISTER TO BID by no later than 4:00pm Friday 22nd October.

The minute you open the door and see the vast double height foyer and brilliant pendant lighting, you sense the glamour and style of this custom built, architecturally designed brand new

5 3 2 1185.0m2

**Price** SOLD for  
\$2,100,000

**Property Type** Residential

**Property ID** 310

**Land Area** 1,185 m2

### AGENT DETAILS

Alexandra Meadth - 0417  
687 239

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687 239

### OFFICE DETAILS

Opes RE  
Suite 609, Atlas, 2-8

home. Featuring copious amounts of elegance and space with a multitude of open plan living areas, natural light, and deluxe finishes, all in a beautiful, secluded bush setting on a huge 1185sqm immaculately landscaped block.

Brookhollow Avenue  
Norwest, NSW, 2153  
Australia  
02 8834 3200



The home includes a breathtaking entertainer's kitchen with dramatic pendant lighting, gas cooktop, integrated dishwasher, breakfast bar and extensive butler's pantry with supplementary sink, built-in microwave and an abundance of storage. The kitchen flows to the open plan living and dining areas and on to the outdoor alfresco complete with full kitchen, Artusi BBQ and a serene outlook to the beautiful sandstone landscaped yard.

The entry level also offers a 5<sup>th</sup> bedroom with an built-in robes and ensuite, which would be perfect for guests or in-law accommodation.

The home also features an additional second living area which would be ideal as a separate space to watch a show or just simply relax. Off the second living room features a formal lounge, media room/cinema or home office.

The second level includes an additional sitting area which would be ideal as a separate space to read a good book. The elegant master suite with a king size bedroom, balcony, extensive walk-in robe, wool carpet and a double ensuite with heaps of storage, floor to ceiling tiling and stone vanities. 3 additional double bedrooms also grace the second level, all with double robes and wool carpet combined with the main bathroom with floor to ceiling tiles, a large shower, Caroma sanitary ware, plenty of storage and a separate oversized free standing bath.

The fully tiled double garage offers extensive built-in storage, with internal access. The home also features an immense area of enclosed under house storage.

This exceptional, unique brand new home presents a unique opportunity for someone looking for that perfect combination of glamour, style, and uniqueness.

#### Key Features:

- Custom built home featuring a huge master suite with robe and double ensuite, and four additional generously proportioned bedrooms, one with additional ensuite
- Oversized, coherent open plan living/family area
- Kitchen with Bosch appliances throughout, including integrated microwave and dishwasher, and 900mm gas cooktop and oven
- Stone benchtops and vanities, and custom joinery throughout
- Three separate living zones
- Elevated position with bush views from every window
- 3 metre square set ceilings over both levels and a dramatic, double height entrance foyer with statement pendant lighting
- Great sized yard with low maintenance sandstone landscaping and mature feature trees
- Stylish, covered outdoor entertaining area and full kitchen with built in BBQ
- High quality sanitary fixtures & custom sheer S-fold curtains throughout
- Hardwood timber stairs

- Voice and video intercom, security alarm system
- Ducted reverse cycle air-conditioning over three zones
- Fully tiled double garage with built-in storage cupboards plus additional under house storage
- Environmentally conscious measures such as recycled water, automatic irrigation, 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

North Kellyville and surrounds offer terrific amenity, including quality schooling, a number of efficient transport options, and beautiful parks and other family facilities.

Key travel information includes the following (all approximate):

- 5min walk to nearest bus stop
- 2min drive to Barry Road Reserve
- 7min drive to North Kellyville Square
- 5min drive to North Kellyville Public School
- 6min drive Rouse Hill High School
- 6min drive to The North Village
- 8min drive to Kinda-Mindi Early Learning Centre
- 8min drive to Our Lady of the Angels Primary School
- 10min drive to Rouse Hill Town Centre
- 10min drive to Rouse Hill Metro Station
- 10min drive to Bernie Mullane Sports Complex

-12min drive to Kellyville Metro Station

Call Alexandra Meadth or Sean Massoudi for more details today.

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