



## ELEVATED, FLAT, R2 LAND

ONLY 3 BLOCKS REMAINING - REGISTRATION FAST  
APPROACHING - SECURE YOUR LOT NOW BEFORE PRICES  
INCREASE

Flat blocks, 464sqm - 627sqm, walk to  
transport/parks/amenities. One of the last R2 zoned land  
estates in North Kellyville.

These are the best quality lots available in North Kellyville.

R2 zoning allows you to save money and time with the option  
to employ a seamless CDC build process for your home.

Lots range in size from 464sqm-627sqm, with flat building  
platforms suitable for slab construction of double and single

**Price** REGISTRATION  
IMMINENT

**Property  
Type** Residential

**Property  
ID** 393

**Land  
Area** 464 m2

### AGENT DETAILS

Alexandra Meadth - 0417  
687 239

Laura Nasr - 0415 032 367

### OFFICE DETAILS

Opes RE  
Suite 609, Atlas, 2-8

storey home designs with double garages (STCA).

With a peaceful bush backdrop to the rear of the site, the setting is idyllic, and delivers the convenience of shopping and lifestyle amenities just a few minutes' drive away.

Contact us to secure your lot now with a 5% deposit, with the balance due on settlement, which is presently estimated for early 2024.

Key travel information includes the following (all approximate):

- 40m to nearest bus stop
- 2 min walk (1.2km) to Barry Road Reserve
- 3 min drive (2km) to North Kellyville Square
- 6 min drive (2.7km) to North Kellyville Public School
- 9 min drive (5.1km) Rouse Hill High School
- 7 min drive (3.6km) to The North Village
- 11 min drive (5.3km) to Kinda-Mindi Early Learning Centre
- 6 min drive (3.6km) to Our Lady of the Angels Primary School
- 9 min drive (6.0km) to Rouse Hill Town Centre
- 10 min drive (6.2km) to Rouse Hill Metro Station
- 9 min drive (5.6km) to Bernie Mullane Sports Complex
- 13 min drive (8.8km) to Kellyville Metro Station

STCA- subject to Council or certifying authority approval.

\*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

Brookhollow Avenue  
Norwest, NSW, 2153  
Australia  
02 8834 3200

Opes RE

the vendor reserves the right to amend prices or withdraw any property from sale without notice. Agency interest disclosed.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.