

Sold



3 Alsace Place, Kellyville



## Contact Agent

A solar energy system with battery back-up is included, future-proofing you from soaring electricity bills.

Ideally located adjacent to Bella Vista, the M2 and M7 motorways, the T-way to the City and Parramatta and the upcoming North West Rail Link, is this stunning double storey energy saving residence with spacious multi-generational accommodation, offering a beautiful haven to call home.

Situated close to prestigious public and private schools, eclectic shopping experiences and a lively coffee culture, there is also a wealth of exciting business and employment opportunities at the Norwest Business Park.

This eco friendly home offers spacious living comprising:

### Entry level

Separately zoned formal lounge

Media room

5<sup>th</sup> bedroom/study with adjacent ensuite, ideal for guest/in-law accommodation

Light and airy open family and dining

State of the art kitchen with Butler's Pantry and huge walk-in-pantry, featuring Smeg stainless steel appliances including two 900mm gas cooktops with wok burners and electric oven, microwave which grills and steams, in built coffee maker and dishwasher; stone benchtops, soft close cabinetry and wine cooler

Beautiful alfresco featuring outdoor kitchen with cooktop

 5  3  2  520 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	546
<b>Land Area</b>	520 m <sup>2</sup>
<b>Floor Area</b>	501 m <sup>2</sup>

### Agent Details

Abdul Khan - 1800 400 090

### Office Details

Kellyville  
12-14 Solent Cct, Bella Vista Unit B7  
Bella Vista, NSW, 2153 Australia  
1800 983 700

**BEL AIR**

## Upper level

Sumptuous retreat

Walk-in linen

Grand master suite with it's own balcony, glorious ensuite featuring a free-standing bath, double vanities, luxurious shower and separate toilet and fully fitted walk-in-robe

3 generous bedrooms with fully fitted robes

Ideally practical 3 way bathroom

Complementing the thoughtfully conceived floor plan are the exciting energy saving solutions – Monier solartiles with inverter and battery back-up system, argon gas-filled double glazing and extensive insulation, ensuring all year round comfort, together with substantially reduced energy bills.

Open home inspections this weekend are at:

Saturday 11.30am-12.15pm and 1.15pm-1.45pm

Sunday 11.30am-12.15pm

Monday 11.30am-12.15pm

Alternatively, if these times do not suit you, you are most welcome to ring 1800 400 090 to arrange your private inspection.

For more information, you are warmly invited to contact 1800 400 090.

Discover for yourself the difference.....

Disclaimer: \* All drawings, images and photographs are for illustrative purposes and should be used as a visual guide only. Floor plans are for marketing purposes only. Please note that changes can be made in accordance with the provisions of the sales contract. For full details of provisions and inclusions please refer to the contract of sale which takes precedent over this document.

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.