

Sold



1 Medoc Ct, Kellyville



## Unique opportunity to acquire ultimate family residence

New to the market, this prestigious 5 bedroom sustainable family home is now available for sale.

- Located in a prime position adjacent to Bella Vista, with access to the M2 and M7 motorways, T-way to the City and Parramatta and upcoming North West Rail Link.

This vibrant locale has great shopping nearby, a lively coffee culture, numerous dining venues and good quality schooling.

Unique, energy efficient, technologically-advanced family residence comprising:

- Media room
- Open plan family and dining
- Ultimate chef's kitchen with Smeg appliances (including 900mm wide gas cooktop with electric oven, built-in coffee maker, dishwasher), soft close cabinetry, stone benchtops; complemented by super practical scullery (including 900mm wide gas cooktop and electric oven and microwave) and walk-in-pantry
- Ground level study/6<sup>th</sup> bedroom with robe and adjacent ensuite – ideal for home business, in-law/guest accommodation, teen retreat or playroom
- Spacious alfresco with outdoor kitchen
- Grand master suite with luxurious fully fitted his and her walk-in-robe, stunning ensuite
- All other bedrooms have fully fitted robes
- Upper level family/retreat

🛏 5 📶 3 🚗 2 📏 470 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	568
<b>Land Area</b>	470 m <sup>2</sup>
<b>Floor Area</b>	445 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



The conceptual design is enhanced by state of the art technology and sustainability features:

- Solar energy including inverter and a battery back-up system, together with extensive insulation and argon gas-filled double glazing for all year round comfort and dramatically reduced energy bills
- CBus Home Automation system
- Clipsal Smart Lighting Control with Dynamic Keypads that illuminate for easy control of lighting scenes
- 1 Zone Audio with Sonos Play Application for Personal Music over Wi-Fi
- AMX Automation - Allows you to upgrade to Quality Audio Visual Control

There are open homes on Saturday and Sunday 10.45am-11.45am and 1.30pm-2.30pm.

It is located at the end of Corsica Way, off Balmoral Road, Kellyville.

If these times do not suit, you are warmly invited to make an appointment for a private inspection - please do not hesitate to contact 1800 400 090.

\* 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.

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