




# CastleHaven



## 48 Betts Street Kellyville Ridge NSW

4  3  2 

Elegantly appointed and affordable master-built residence, expected to be completed end of August 2012. Set in a Kellyville Ridge estate surrounded by top quality homes with peaceful Blue Mountain views, close to shops, schools and transport on a level block of land with landscaped gardens.

This brand new family home offers high quality and luxurious living throughout, with many features incorporating four generous sized bedrooms all with built-in robes, master with ensuite bathroom, study and massive storage and three ultra modern bathrooms. A beautiful gourmet gas kitchen with quality stainless steel appliances, Caesar-stone bench tops and pantry. Additional highlights include internal access from the double automatic garage, ducted reverse cycle air conditioning, alarm, alfresco outdoor entertaining area with gas outlet. Be quick to inspect this property - ideal as a home or the perfect investment property. To purchase call Vicky Williams 0411 253 878.

**View :** <https://www.castlehaven.com.au/sale/nsw/hills/kellyville-ridge/residential/house/5735298>



**Vicky Williams**  
**02 9634 5222**

#### INCLUSIONS LIST

- Polyurethane kitchen with 20mm caesar stone bench top
- Euromaid Dishwasher in stainless steel product code DW24S-C
- Euromaid Gas 4 burner cook top with wok product code WK60S-C
- Euromaid Wall oven in stainless steel, product code BS6-C
- Euromaid Rangehood in stainless steel product code RSFR8S
- Rinnai Infinity external hot water system product code B24N50-C with remote control
- Haier model AD482AHEAA ducted air conditioning
- Mirrors to bathrooms
- Single bowl vanity to each bathroom with chrome fittings
- Carpet to bedrooms and upstairs area and stairs
- Porcelain Tiles to wet area floor
- Tiles to walls to 1.5m height and full height in showers
- Tiles to downstairs area 600 mm x 600 mm
- Laundry cupboards and bench with in bench 45 litre stainless steel tub
- Tiles to front patio and rear pergola
- Ceiling fan to pergola
- Concrete stencil driveway
- Turf to front and rear of premises with light landscaping to the front
- Letter box
- Clothesline
- 2 panel internal doors
- 67mm pine skirting and architraves
- Single panel garage door with remote control