

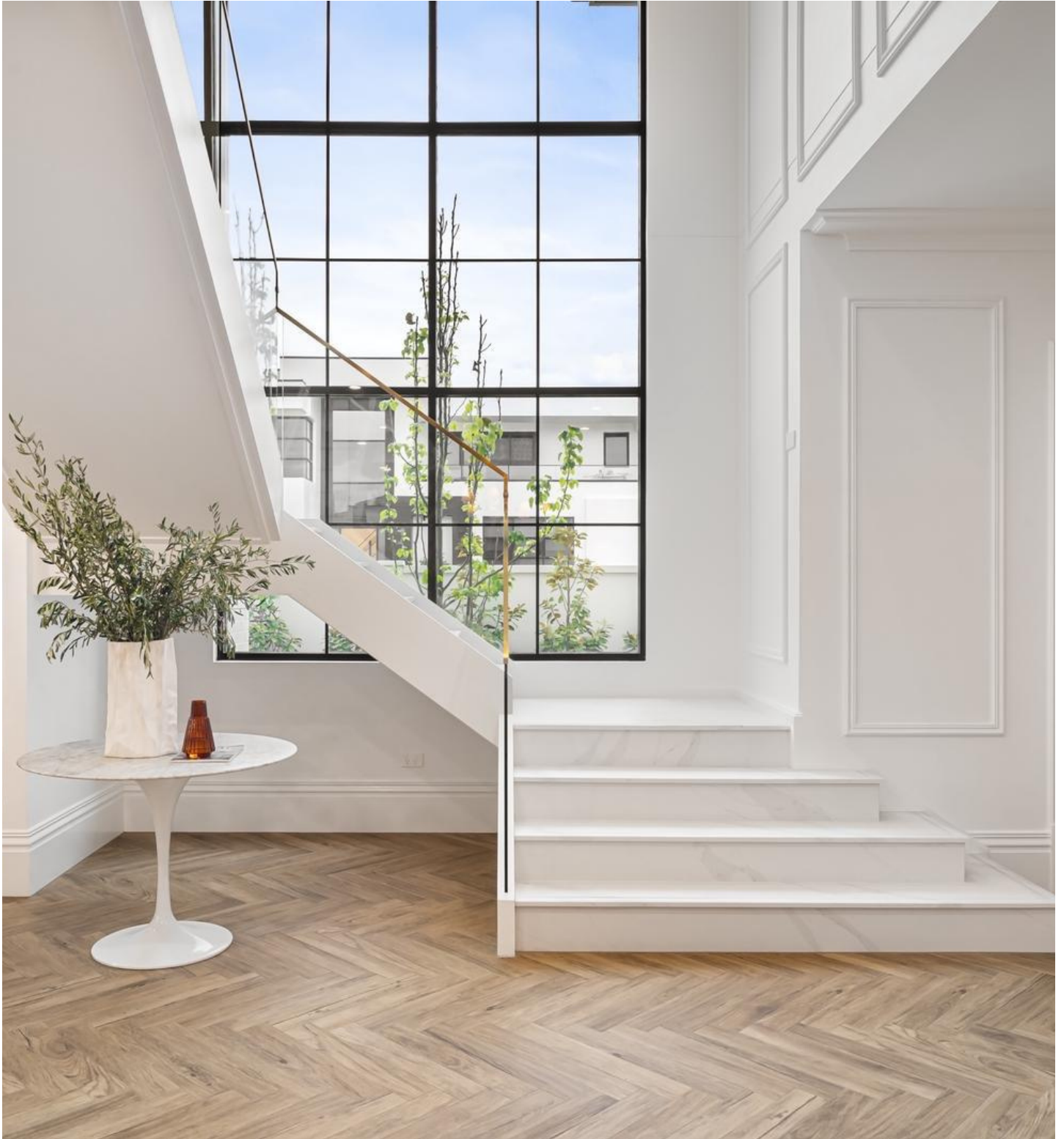


17 Farmhouse Avenue Kellyville

Information Memorandum

McGrath

The Art of Refined Family Living.



Disclaimer: This Information Memorandum has been prepared by McGrath as a guide for potential purchasers. The details contained herein are provided in good faith but have not been independently verified. Projections and figures are based on information supplied by external sources and represent estimates only. Interested parties should not rely solely on this document and are advised to conduct their own investigations and obtain independent legal and financial advice before making any decisions regarding the property. "**" indicates approximately.



A statement of architectural excellence and refined family living, this Charleston-built residence embodies the perfect balance of design, technology and luxury. Grand in scale yet effortlessly functional, it showcases exquisite detailing across light-filled interiors and resort inspired outdoor spaces. Every finish speaks to craftsmanship and consideration, from the marble accents and custom joinery to the seamless smart home integration. Positioned in one of Kellyville's most desirable enclaves, this home represents an unparalleled opportunity to secure a lifestyle defined by sophistication, comfort and enduring elegance.

Property Details.

Address: 17 Farmhouse Avenue, Kellyville

Lot: 4 **DP:** 1245798

Council: Hills Shire

Zoning: R2- Low Residential

Land Size: 718.7m²*

Internal Size: 460m²*

NBN: Yes

Council Rates: \$750pq*

Water Rates: \$300pq*

Builder: Charleston Homes

Year Built: 2023

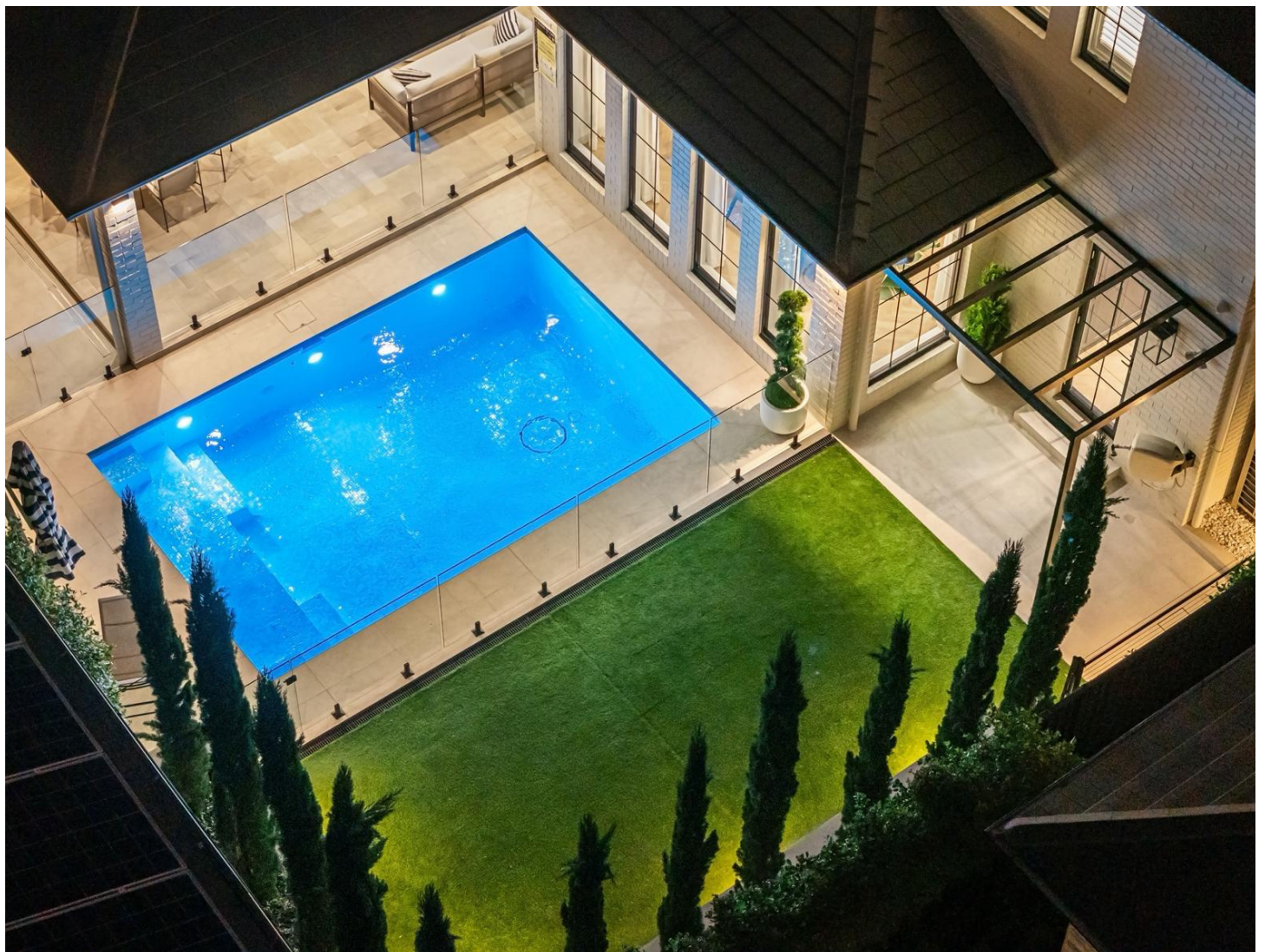
Vacant Possession: Yes

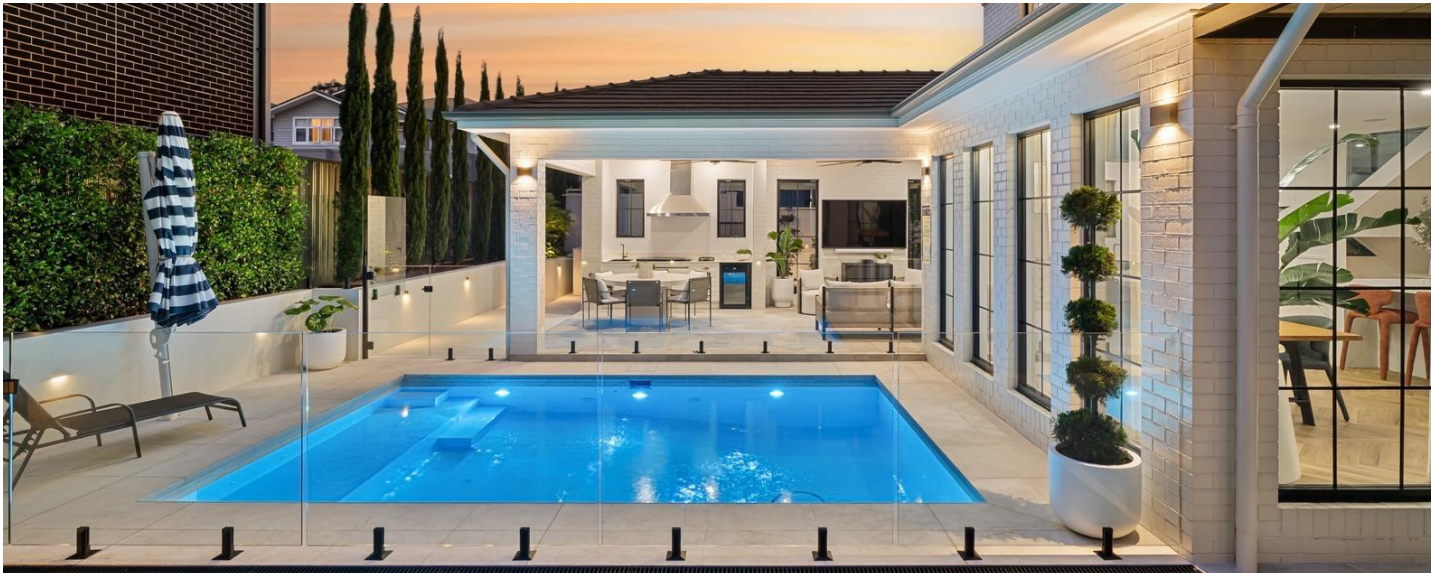
Metro: Kellyville 1.8km*

Auction Date: 15 November, 3pm

Settlement: 42 days

Option for Delayed Settlement: Yes





Features & Upgrades.

Internal Features

- Approx. 3.0 m ceilings to the ground floor and 2.7 m upstairs for enhanced volume.
- Whole-home ducted air-conditioning with eight individual climate zones.
- Smart home automation system with wall console, sensors, and mobile app control.
- Comprehensive CCTV security with eight external and one internal camera.
- Alarm system with UPS power shield for continued function during outages.
- Two gas fireplaces with full marble surround to upstairs living zone.
- Designer kitchen featuring engineered-stone benchtops and integrated fridge and dishwasher.
- Soft-close joinery, premium finishes, and cohesive interior palette throughout.
- Triple-stage Puretec water filtration plus under sink reverse osmosis drinking system.
- Luxury plush carpet to upper level bedrooms and family retreat.
- Engineered-stone staircase matching kitchen surfaces for design continuity.
- Built-in multiroom audio system, NBN hub, and hardwired LAN points for connectivity.
- Marble mosaic tiles in all bathrooms for a added touch of luxury

External Features

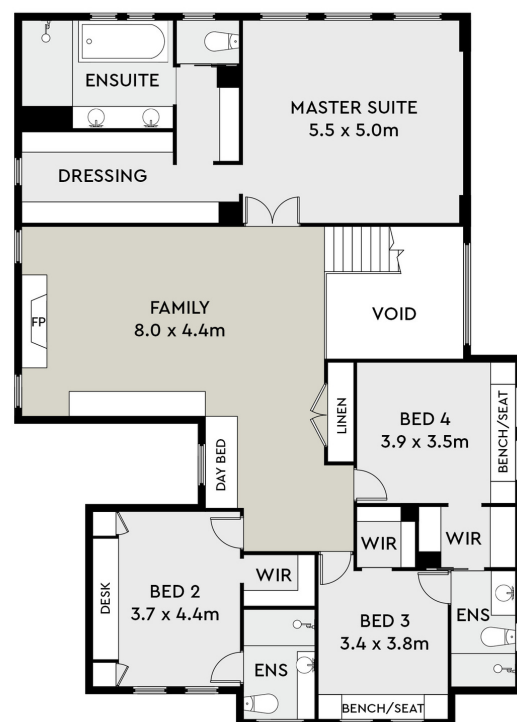
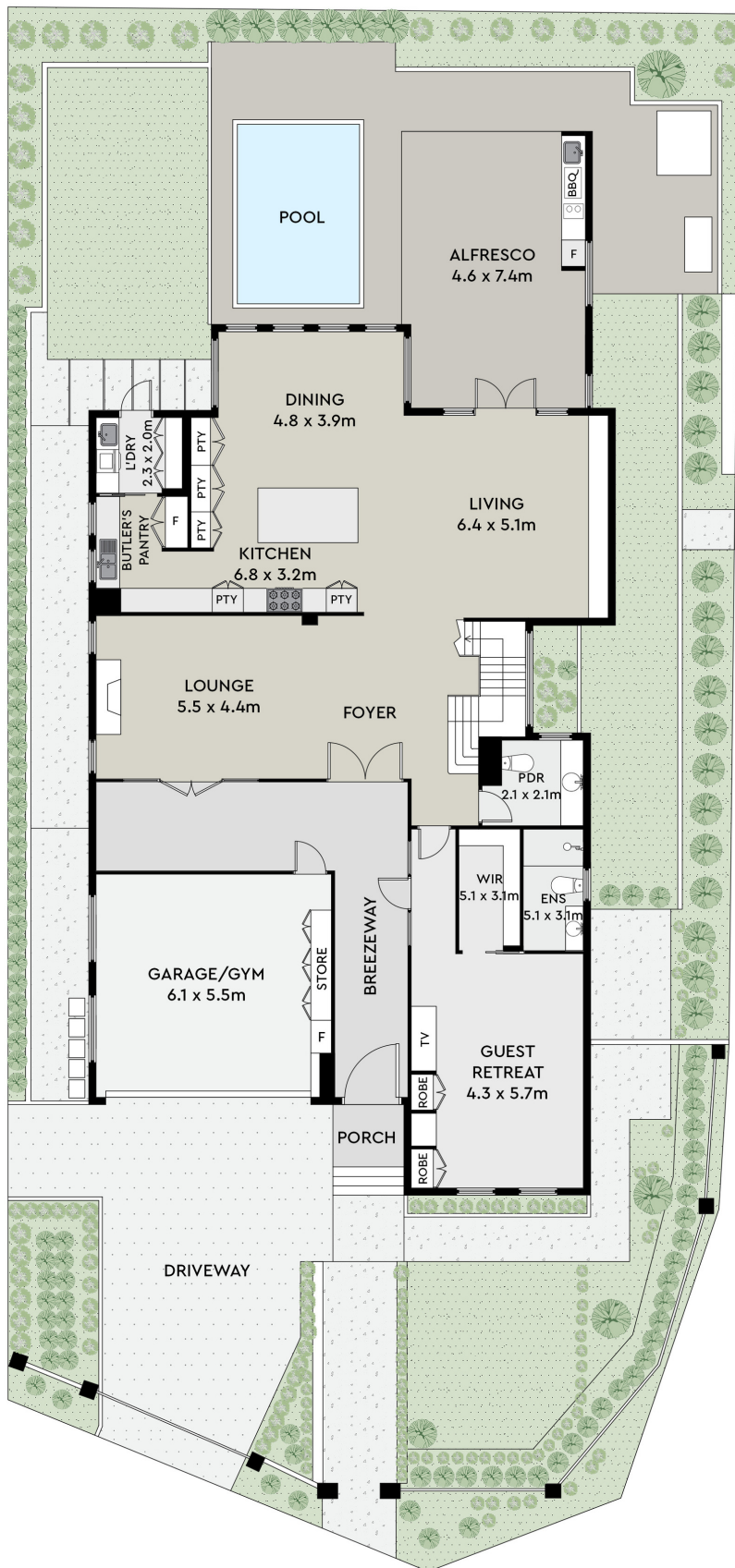
- In-ground mineral pool with in-floor cleaning, gas heating, and app based automation.
- Premium Russian white mosaic tiles and white stone pool surround achieving a resort blue water tone.
- Professionally landscaped gardens with artificial turf and fully zoned irrigation.
- Automated garden and exterior lighting, integrated with smart home system.
- Automated front gate and cobblestone driveway for modern presentation.
- Alfresco entertaining terrace with pre-wired connections for outdoor TV and audio.
- Full CCTV coverage of perimeter and key outdoor zones.
- Outdoor lighting and landscaping design curated for evening ambience and privacy.
- Outdoor shower perfect for a post swim rinse.
- Integrated BBQ with ducted range hood.
- Garage with professional grade gym flooring.
- Electric SkyMax roof system with automated rain sensors for comfort and light to breezeway.



Accommodation.



Designed to deliver comfort, privacy and flexibility, this residence is both generous and refined. The palatial master suite offers a marble-detailed ensuite and bespoke dressing room, creating a true retreat for relaxation. Each additional bedroom is oversized and beautifully appointed, featuring plush carpets, built-in storage and abundant natural light. A versatile upstairs living zone provides a perfect space for children or quiet retreat, while the ground-floor guest suite, complete with private ensuite, ensures comfort and independence for extended family or visitors.



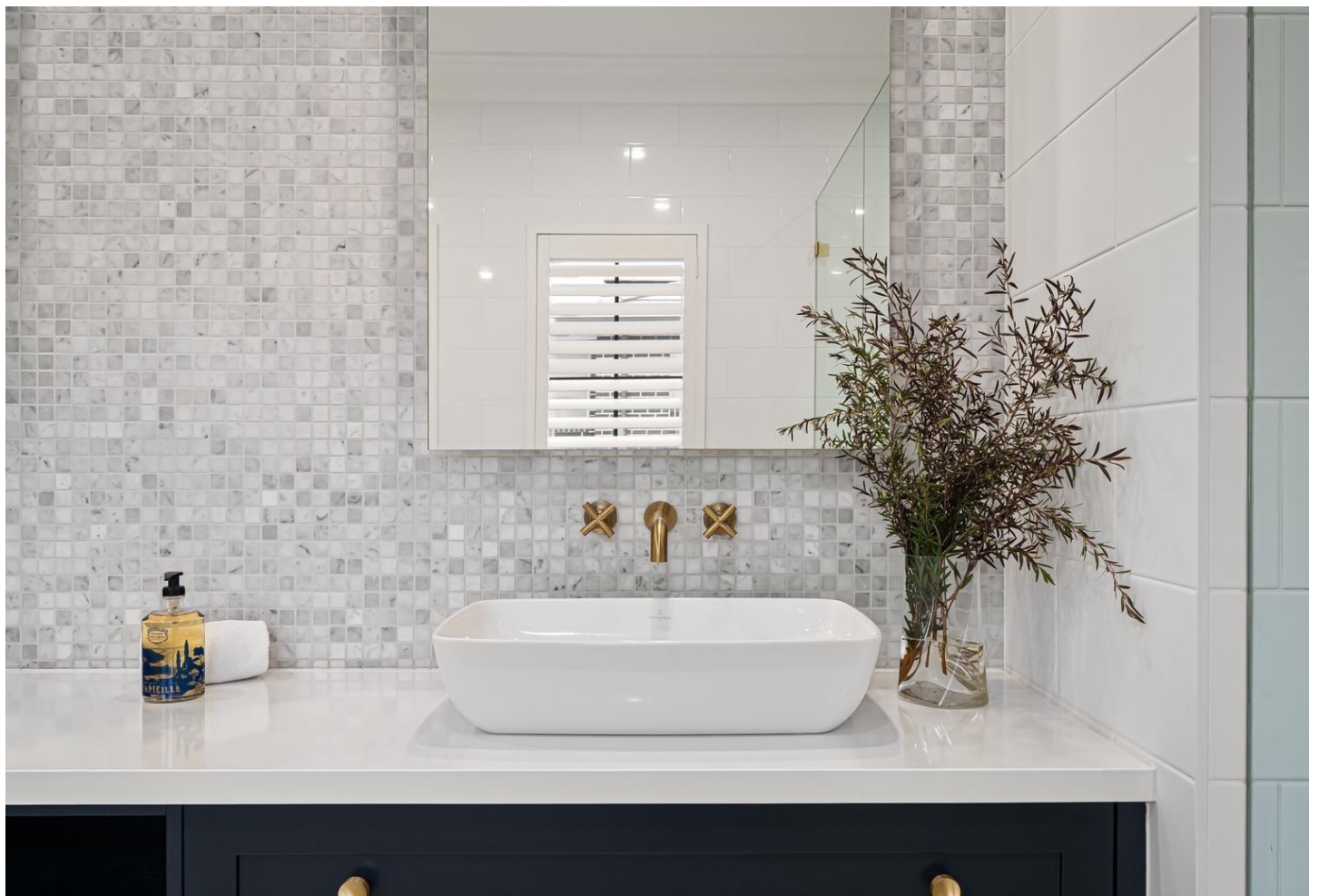
FIRST FLOOR PLAN



All information contained in this document is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to measurements, dimensions, layout, furniture and descriptions.

Kellyville & Surrounds.

Positioned within one of north-west Sydney's most sought-after enclaves, Kellyville delivers an exceptional balance of lifestyle, connectivity and community. Renowned for its tree-lined streets, prestige homes and family-friendly atmosphere, the area is surrounded by leading schools, boutique shopping and vibrant parklands. Moments from Kellyville Village, Rouse Hill Town Centre and the Metro, residents enjoy effortless access to cafés, dining and daily conveniences. With premium education options, scenic walking trails and a welcoming neighbourhood spirit, Kellyville continues to set the benchmark for modern suburban living in the Hills District.





17 Farmhouse Avenue, Kellyville,
NSW 2155

Auction

Saturday 15 November 3.00pm

Agent

Brad Panayiotou 0481 718 685
bradpana@mcgrath.com.au



Corie Sciberras 0407 033 203
coriesciberras@mcgrath.com.au



Andrew Tour 0403 456 006
andrewtour@mcgrath.com.au



Vendors Solicitor

Dott & Crossit

Att : Joanne

joanne@dottandcorssitt.com.au

Ref:JLR: 2517324J NSW

02 8315 3118

PO Box 112, Glenbrook

NSW 2773

McGrath