

Lot 405 Rose Bowl Circuit North Kellyville  
**North Kellyville**

**\$934,800**



**BIRCHWOOD**

 4
  2
  1
  sq 22.5

North Kellyville Estate in North Kellyville offers a quiet lifestyle amidst a natural bush land setting. Escape the hustle and bustle of the city and enjoy a serene environment perfect for growing families. Located in one of Sydney's fastest-growing regions, NK Estate is close to transport and amenities with North Kellyville Square shopping centre, the Norwest Business Park, Rouse Hill Town Centre and the new Kellyville Metro Station (open 2019). If you are looking to raise a family or downsize to your new dream home, this North Kellyville offers access to great local schools and community centres all within arm's length. You will love living in this exceptional part of the Hills district.

- Quality lifestyle Key inclusions
- Fixed price site costs and piling to slab
- 2.6m High Ceilings to ground floor
- Down Light package to ground floor living areas, oyster lights to bedrooms/first floor
- 4kw fully ducted air conditioning
- Westinghouse 90cm stainless steel appliances
- 20mm Caesarstone kitchen bench top
- Timber laminate flooring to entire ground floor, carpet to remainder of dwelling
- Full landscaping package including turf throughout including clothes line and letterbox
- Full to alfresco and patio

**REAL FAMILIES  
 REAL SOLUTIONS**

**PHONE 1300 223 345  
 RAWSONHOMES.COM.AU**



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Ground Floor



First Floor

## ONE REAL PRICE

Our commitment to real value is built into every single Rawson Home.

**PHONE 1300 223 345**

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Disclaimer: Fixed for all lots with up to 1m of fall across the site. Real Price Packages are subject to availability, developers design review panel, bushfire requirements & statutory approval. One Real Price to be determined upon tender requests for individual lots and may vary due to site conditions and statutory authority requirements. Whilst every effort is made to provide accurate information images are for illustrative purposes and intended to provide a visual guide only. Refer to individual contracts for final details. Details are correct at time of printing and subject to change without notice or obligation. Builders Lic No. NSW 33493C. ACT 19936252B. ABN 67 053 733 841.