

Hills Living

October 2015



Modern Excellence Kellyville

[View on page 3](#)



Free Market Appraisal Page 4



North Kellyville a haven of new homes Page 2



Hills Living Viewpoint

The Hills District is booming. This quiet area once filled with farms and families is now becoming a hub for business, transport and of course, development. The Hills is no longer just a wonderful place to live and raise a family but also a place to build your business, explore opportunities and lay foundations in one of the new growth areas.

This growth means great things for existing land and home owners with strong demand for properties evident across the district. Similarly, those looking to get into the real estate market are lucky to find significant new development opportunities. Whatever your life and real estate stage, the Hills District and Castlehaven can help you realise your dream.

Kind regards,

Deb Newton
General Manager

North Kellyville a haven of new homes



Foxall, Hezlett and Withers Rds, Kellyville, were once the entryway to winding drives, market gardens and farm fresh eggs. Today, new communities are cropping up, in and around these roads as local kids build families of their own and Sydney's urban sprawl realises the wonderful lifestyle opportunities available in the Hills District.

For those looking to enjoy the luxury of living in a new home, house and land packages are aplenty in the new streets now forming across this vast development area known as North Kellyville.

Castlehaven has been developing new home communities in the Hills for more than 40 years so, we know the care, planning and forethought it takes. In North Kellyville these new estates sit alongside established schools, recreational spaces and are only minutes from major infrastructure including Castle Towers, Norwest Business Park and the future North West Rail Link. Importantly, we partner with trusted and highly reputable builders.

Visit our land and new homes office at Hezlett Rd, Kellyville, opposite Curtis Rd, or call us today 9634 5222.

Modern Excellence Kellyville

This new home was custom-designed to offer the very best standard of living.

5  3  2 

FOR SALE

\$1.398m



Some homes stand out from the crowd because of their exceptional standard, inclusions and attention to detail. 6 Bresnihan Ave, Kellyville is a home that sits in this elite group.

In homes of this calibre it's the little things that make a difference - stone waterfall benchtops, stainless steel gourmet kitchen appliances, soft closing polyurethane kitchen cabinetry and a walk-in pantry to die for.

Upstairs four double bedrooms give thoughtful consideration to each member of the family and downstairs is a fifth bedroom or study with private ensuite.

As with many new homes the highlight is often the open-plan living area complemented by a fabulous indoor to outdoor living experience.

Rest assured, 6 Bresnihan has this covered in spades. From the opulent kitchen you flow through to a large family room and meals area complete with stunning stacker doors that expose an oversized alfresco entertaining area that is fitted with a kitchenette and built-in barbecue.

Set on a sunny 540sqm block with a double garage and all the landscaping taken care of, the home is a chance for discerning buyers to enjoy living in a custom-designed new home without the hassle of taking on the build themselves.

Gardens frame a home

First impressions last and having your garden, which is the first thing most people see about your home, in top shape is a must for anyone looking to make an impact.

There are some who will thrive on hours of diligent gardening but if you're strapped for time here are some garden tips that will get your yard in shape so you're ready to welcome visitors or impress potential buyers.

1 Weed. Castlehaven Sales Expert Colin Moss is a keen gardening enthusiast and says nothing looks less inviting or uncared for than a yard teeming with weeds. "You don't need to have a perfectly landscaped yard - simply cleaning up the weeds will make a huge difference to your home's presentation and street appeal," he said.

2. Inject some colour but keep it simple. Mass use of a low-fuss plant adds modern style and can update your existing garden.

3. Clean your paths and drive with a high-pressure hose.

4. Mulch not only dresses your garden but will help your plants survive the hotter months and save on water.

5. Consider an update of one or two key items - a new letterbox, café table and chairs or garden lights can make the world of difference. "There are many affordable options and if you're keeping it simple think about trying some of the low-cost solar garden lights. They'll give your home a lift and won't break the bank," Colin said.

What's on in October

✔ HSC students study session

October 11, 9.30am to 1pm, Vinegar Hill Memorial Library

✔ Care for Carers Luncheon

October 16, 11.45am Novotel Norwest bookings essential 1300 668 124

✔ Sydney Country Music Festival

October 31, 9.30am to 11pm, Bella Vista Farm

November 1, 10am to 10pm, Bella Vista Farm

Tickets: <http://www.sydneycountrymusicfestival.com.au/tickets>

Call one of our sales experts to sell your property

Hills Residential Sales Experts



Deb Newton
General Manager
0414 641 652



Colin Moss
Residential Sales
0418 668 898



Vicky Williams
Residential Sales
0411 253 878



Dave Mills
Residential Sales
0403 596 372

Hills Residential Sales Experts



Chris Fell
Residential Sales
0403 531 088



Russ Williams
Residential Sales
0416 170 040



Bryce Morley
Residential Sales
0419 412 304

Property Management



Beck Stevenson
Portfolio Manger



Kere Funnell Moussa
Commercial
Property Manager



Rachael Robinson
Property Assistant