

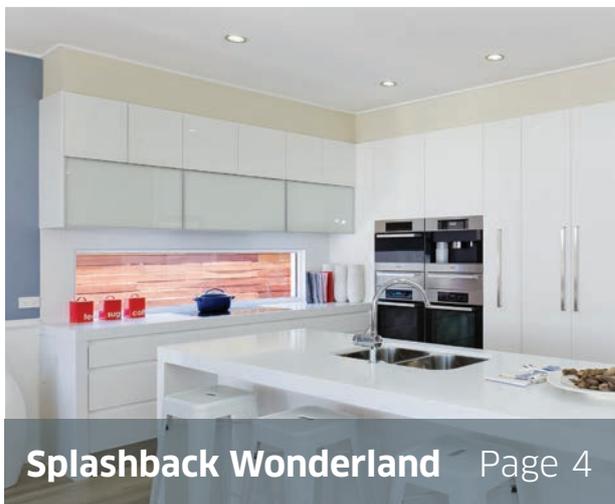
Hills Living

November 2015



Prestige & indoor to outdoor living

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A Worry Free Purchase

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Hills Living Viewpoint

Australians have a passion for real estate and this is particularly true in areas like the Hills District where we have strong rates of home ownership. In fact, about 85% of dwellings in the Hills are owner-occupied. We know Castle Hill is a high demand market - attracting roughly double the amount of interest for each property listed than the NSW average over the past year. We also know that working with experts in the area, like Castlehaven, makes the world of difference when you're selling. Castlehaven is going a step further to take uncertainty out of the purchase and sale process by holding new homes in the North Kellyville precinct for a minimal deposit while purchasers sell their existing home through us. You can read more about this great initiative below.

Kind regards,

Deb Newton
General Manager



A Worry Free Purchase

When Michael and Kym Holden listed their family home for sale with Castlehaven recently it was with mixed emotions. Not only for leaving their home of 13 years but for the uncertainty selling and purchasing can bring as you try to sell your own property and swap over to something else with meticulous timing. All this was resolved when they heard about the Castlehaven Hold it till you Sell it offer. "We wanted to buy a brand new home in North Kellyville. We found our dream property and it's simply stunning and so much roomier than we ever imagined.

But really, what made it possible for us was that Castlehaven took the new home off the market and held it for us with just \$1000 deposit until we finalised the sale of our existing home," Kym said. "We probably would have missed out on the purchase without that deal so, for us, it has been brilliant. Using the same agent for purchase and sale, plus the amazing hold offer from Castlehaven, really simplified the whole process."

If you're looking to move from an established home into a new home at North Kellyville talk to us today.

Prestige & perfect indoor to outdoor living

An award-winning builder and owner passionate about fine inclusions, and a federation manor influence, brought Windarra to life.

5  3  2  1 

FOR SALE

Listed by Dave Mills
0403 596 372



This sprawling residence is a prestige property with inclusions and attention to detail rarely offered in Cherrybrook.

Windarra boasts meticulous craftsmanship from award winning builder Gary Young. The property welcomes you off a sweeping double driveway, and beautifully landscaped gardens, into its significant outdoor entry foyer and then a light-filled vestibule that is accented by a stunning federation ceiling dome.

Inside, red gum hardwood floors, five double bedrooms, sprawling formal and informal living areas and a true indoor and outdoor lifestyle awaits. One of the home's most breathtaking points is the commanding views across the Elouera Bushland Reserve. This scenery stretches out before

you from the well-appointed, timeless timber kitchen that is also wonderfully integrated with the adjoining meals, living and rumpus areas. Flowing off this centre of the home is an enormous outdoor, covered alfresco area and a fully decked in-ground pool with gazebo.

There is also a downstairs study and the master boasts a walk-in wardrobe and generous spa bath ensuite.

Windarra has a high-powered ducted air conditioning system, alarm, security doors, is in the catchment for Cherrybrook Technology High School and is only moments to local shops and transport lines.



Splashback Wonderland

This kitchen from the Access Homes supplier is a beautiful example of what is now possible with splashbacks.

Kitchens have come a long way in recent years and for anyone buying a new home or renovating their kitchen the list of dream inclusions now goes well beyond a single great oven or roomy pantry.

One of the things to have changed significantly in recent years is the splashback. Once the domain of plain or feature tiles - splashbacks now come in all manner of materials.

If you're a fan of reality TV you might have seen the latest touchscreen splashback which integrates with tablet devices.

Other trends in splashbacks include aluminium - which can be smooth or stamped - acrylic and glass, which come in a range of colours, windows - which draw the eye outside and can make a kitchen appear larger, stainless steel and of course stone. In today's kitchen the options are endless as is the potential to wow!

What's on in November

✔ Feast of Speakers - Mark Tedeschi QC

On his latest book Kidnapped, November 12, 7pm, Castle Hill Library, \$7.50 entry, Bookings 9761 4510.

✔ Remembrance Day

1812 Overture, November 14 - 3 to 8pm, Bella Vista Farm Park, \$5 entry fee. Phone 9843 0112

✔ Sydney Hills Christmas Sky Show

November 27 to December 24 - 8pm, Main St, Castle Hill

Call one of our sales experts to sell your property

Hills Residential Sales Experts



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Beck Stevenson
Portfolio Manager



Kere Funnell Moussa
Commercial
Property Manager



Rachel Robinson
Property Assistant