

### 3 Darius Glade Kellyville Ridge NSW

4  2  2 

This soon-to-be-completed, stunning luxury home is a testament to exceptional value. Boasting four generously sized bedrooms, this freestanding double-storey residence is nestled in the highly coveted suburb of Kellyville Ridge. Its luxurious living standards are elevated by thoughtful design and turnkey inclusions.

Enjoy absolute peace of mind with the full turnkey package, which includes a letterbox, turf, and fencing. The fully equipped kitchen is a culinary dream, showcasing 40mm edged stone benchtops, stainless steel appliances, a gas cooktop, rangehood, and oven. Ducted air-conditioning throughout ensures climate control, while the modern and sophisticated interior is adorned with 300mm x 300mm floor tiles.

[For full version visit the website](https://www.syonpropertygroup.com.au)

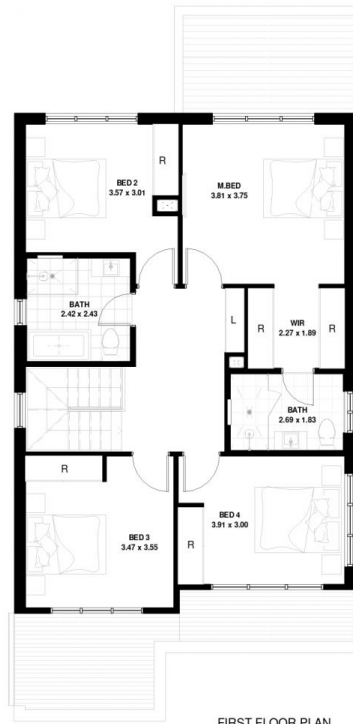
**Type** : House  
**Price** : \$ 1,555,000  
**Land Size** : 310 sqm  
**View** : <https://www.syonpropertygroup.com.au/8192931>



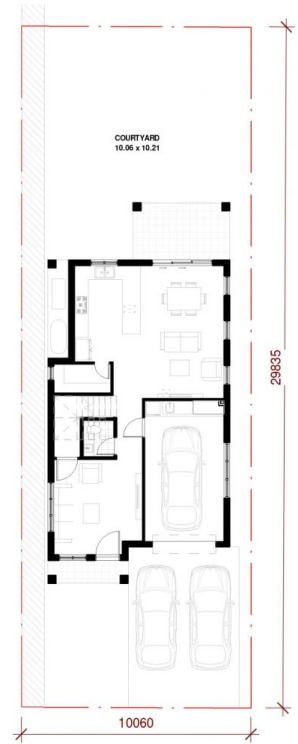
**Nilesh Padhiyar**  
**0433 84 84 85**



GROUND FLOOR PLAN



FIRST FLOOR PLAN



LOT PLAN

LOT 10  
60 CONRAD ROAD  
KELLYVILLE RIDGE



TOTAL LAND AREA - 300 m<sup>2</sup> (10.06 MT X 29.83 MT)

Ground Floor (Incl. Garage, Porch and Patio)	113 m <sup>2</sup>	12.1 Squares
First Floor (Incl. Balcony if shown in the plan)	91 m <sup>2</sup>	9.8 Squares
Open space (Incl. Back & Front Courtyard)	187 m <sup>2</sup>	

TOTAL AREA:- (GROUND FLOOR + FIRST FLOOR AREA) (SQUARES AND m <sup>2</sup> )	204 m <sup>2</sup>	21.9 Squares
--	--------------------	--------------



DISCLAIMER:  
THIS PLAN IS ONLY FOR ILLUSTRATIVE PURPOSE AND FOR MARKETING PURPOSE. AREAS ARE INDICATIVE AND SUBJECT TO FURTHER CHANGE AS PER LOT SELECTED. DRIVEWAYS MAY CHANGE/FLIP AS PER LOT/UNIT SELECTED. POS/COURTYARD AREA WILL DIFFER FOR EACH LOT AND UNIT. DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FURTHER CHANGE DURING CONSTRUCTION. ROOM SIZE ARE INCLUDING ROBES. ELEVATIONS ARE CONCEPTUAL. AD IS SUBJECT TO CHANGE. AREAS QUOTED IS ONLY FOR GUIDANCE PURPOSE. WINDOWS AND DOOR SIZES ARE INDICATIVE ONLY AND WILL BE FOLLOWED AS PER THE COMPANY STANDARDS. EASEMENT CAN AFFECT THE FRONT SET BACK OF THE HOUSE. RETAINING WALLS & STEPS MIGHT BE ADDED INTERNALLY OR EXTERNALLY AS PER SITE LEVELS DURING CONSTRUCTION STAGE. ANYTHING OTHER THAN BATHA PACKAGE, WILL INCURE A MARSHALTON COST.