



# guardian



## 32/ Cattai Creek Drive Kellyville NSW

Enviably positioned as part of the sought-after Duncraig Estate, this land subdivision is one of the final opportunities to secure land within Kellyville. With nearly every block enjoying a bush outlook, the parcels allow for a variety of home styles. Boasting a relaxed outlook and community feel, the blocks offer an ideal place to build your dream home.

These rare blocks are surrounded by other high-quality homes and offer a convenient Hills lifestyle. The location is within walking distance to buses, Bernie Mullane Sporting Complex and other local parks, with Kellyville metro and multiple shopping centres are also a short drive away. The address is zoned for Sherwood Ridge Public School, and only a short drive to William Clarke College and other quality private schools.

For inspections please meet on the corner of Amy Hawkins Cct and Cattai Creek Dr.

- ? Lot 31: 581.8sqm, 15m frontage
- ? Lot 32: 503.9sqm, 14.05m frontage
- ? Lot 33: 450sqm, 15m frontage
- ? Lot 34: 450sqm, 15m frontage
- ? Registration late 2022

Auction 7th December 2021 at The Hills Lodge, Castle Hill.

**Price** : \$ 1,400,000  
**Land Size** : 503.9 sqm  
**View** : <https://www.guardianrealty.com.au/sale/nsw/hills/kellyville/residential/land/6775379>



**Luke Bavaro**  
0488 093 292



**Nathan Gilmour**  
0488 025 900