



# guardian



## 35/ 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.

We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.

**Price** : \$ 1,385,000  
**Land Size** : 450 sqm  
**View** : <https://www.guardianrealty.com.au/sale/nsw/hills/kellyville/residential/land/7596518>



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