



**FOR SALE**

## Montane Apartments

227-241 Hezlett Road, North Kellyville, NSW 2155

An upcoming development comprising a boutique collection of one, two and three bedroom smart home apartments in the heart of Kellyville.

Bringing a sophisticated new dimension to Kellyville, Montane is a collection of beautifully appointed apartments showcasing superb boutique design, exceptional craftsmanship and the latest in home automation. Enjoying an elevated vantage point set against the backdrop of the majestic Blue Mountains, Montane delivers affordable luxury in a location recognised for its significant ongoing growth and transformation.

As the heart of the home, the kitchens are an ideal marriage of form and function, featuring breakfast bars around which your family and friends can gather. Finishes are of the finest quality, including 40mm stone benchtops, stainless steel European appliances, timber joinery, travertine tiling, and flush flooring between bedrooms, living rooms, and external balconies. The overall effect is refined, sleek, and thoroughly contemporary.

Showcasing meticulous attention to detail and a stylish modern aesthetic, the bathrooms have been designed as inviting sanctuaries. Details such as frameless glass shower screens, bold Calcutta porcelain feature walls, and chrome tapware combine to create a look of sleek minimalism.

Each block has been carefully considered for contemporary living. Crowned by a series of communal rooftop entertaining terraces with thoughtful facilities and impressive lobbies that herald your arrival, Montane reflects the stylish evolution of Kellyville.

[johntrzecinski.com/montane-apartments](http://johntrzecinski.com/montane-apartments)

**John Trzecinski**

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## Montane | North Kellyville

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It's a short drive to Kellyville Station along the new Sydney Metro North West high-frequency railway, which features 1,360 commuter car parking spaces. From here a journey to Chatswood take 31 minutes and Macquarie University takes 22 minutes. The Niftie express CBD commuter bus is located at the end of the street, for an easy ride into the city

*Connected*

Kellyville is part of Sydney's thriving North West Priority Growth Area. New and planned infrastructure investment is substantially enhancing the area's appeal, connectivity and liveability, delivering wonderful public amenity, enhanced transport links, local retail precincts, new schools, recreational facilities, parkland and thousands of jobs.

*Lifestyle*

Kellyville retains a wonderful sense of community and Montane is perfectly positioned to enjoy the very best that the area has to offer. From glorious green open spaces and recreational attractions to retail offerings, dining and entertainment, it's all on your front doorstep.

*Community*

Part of the Hills Shire,  
Kellyville offers a life of  
connection and convenience.



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**227-241 Hezlett Road, North Kellyville, NSW 2155**

**An upcoming development comprising a boutique collection of one, two and three bedroom smart home apartments in the heart of Kellyville.**

**OFF The Plan Sales, Recently Released**

Beautifully appointed affordable apartments in North Kellyville - Sydney Growth Centre

**LOCATION;**

- Centrally located to Shops, Schools and Parks, all within walking distance
- 10 Min to the new Kellyville Metro station
- 5 minute walk to local shopping centre
- 10 minute drive to Major Rouse Hill Shopping Mall
- Local School 10 minute walk
- 5 minute walk to local parks

**APARTMENTS;**

- SMART HOME system installed throughout, Lights, A/C options are endless
- Travertine large format tiled floors
- Study rooms with window, easily used as a Baby room or Private Study
- 40mm stone kitchen benchtops
- European appliances - BOSCH
- Flush finish threshold from inside to Balcony
- Ducted A/C

**AMENITY;**

- Ground floor Landscaped Courtyard
- 3 Roof top BBQ Landscaped areas
- Roof top Play areas
- Fully equipped Gym for resident use only
- Private Community room for resident use
- Secure basement parking with storage

**AVAILABLE;**

1 Bed - from \$510,000 Unit 104

2 Bed - from \$635,000 Unit 117

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HEZLETT ROAD



BALLYMORE AVENUE

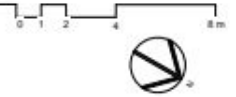


I am a member of the Real Estate Institute of Queensland (REIQ) and the Real Estate Institute of Australia (REIA).  
 I am also a member of the National Real Estate Commission (NREC).  
 My contact details are: 0418 685 955 | john@dotcompropertysales.com



- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM - STUDY
- 3 BEDROOM
- BALCONY
- PLANTER

227 - 241 HEZLETT ROAD, KELLYVILLE



## Montane | North Kellyville | Ground Floor Level Plan

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## Montane | North Kellyville

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HEZLETT ROAD



BALLYMORE AVENUE

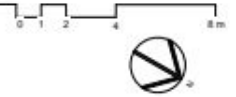


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- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM - STUDY
- 3 BEDROOM
- BALCONY
- PLANTER

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## Montane | North Kellyville | First Floor Level Plan

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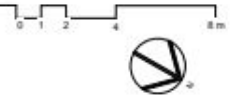
HEZLETT ROAD



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## Montane | North Kellyville | Second Floor Level Plan

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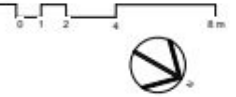


This document is a preliminary plan and is not intended to be used as a contract. It is subject to change without notice. The information contained herein is for general information only and does not constitute an offer of any financial product. Please contact your broker for more information.



- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM + STUDY
- 3 BEDROOM
- BALCONY
- PLANTER

227 - 241 HEZLETT ROAD, KELLYVILLE



## Montane | North Kellyville | Third Floor Level Plan

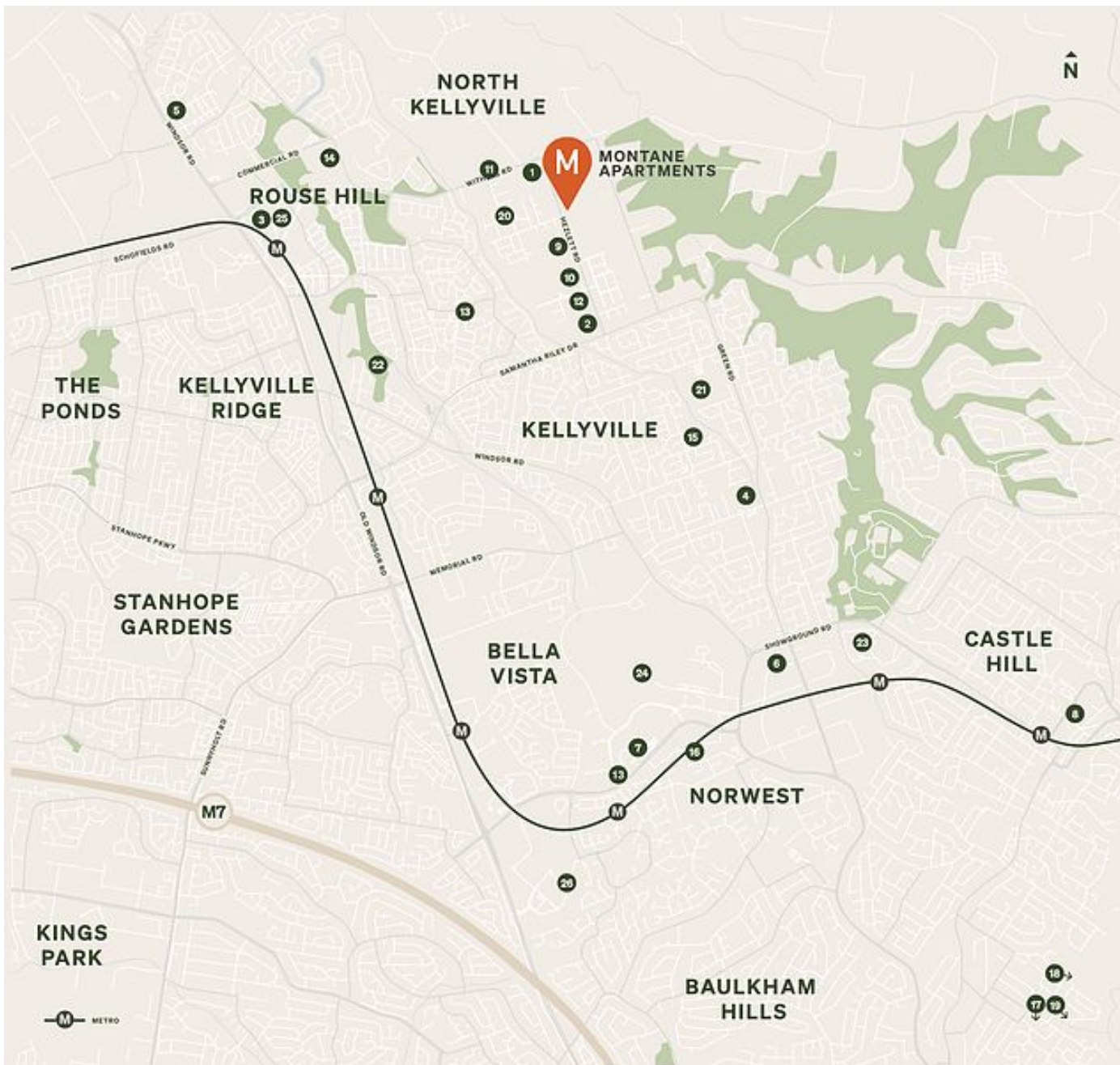




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## Montane | North Kellyville | Location

### Shopping & Entertainment

- 01 – North Kellyville Square 450m
- 02 – The North Village 1.2km
- 03 – Rouse Hill Town Centre 4.7km
- 04 – Kellyville Village 4.6km
- 05 – Rouse Hill Village Centre 5km
- 06 – Hills Super Centre 5.9km
- 07 – Norwest Marketown 7.9km
- 08 – Castle Towers 8.9km

### Education & Childcare

- 09 – North Kellyville Public School 350m
- 10 – Scribbles Kindy 550
- 11 – North Kellyville Preschool 900m
- 12 – Hills Adventist College 1.2km
- 13 – Beaumont Hills Public School 3.4km
- 14 – Rouse Hill High School 3.7km
- 15 – Kellyville High School 4.8km

### Central Business Districts

- 16 – Norwest Business Park 6.9km
- 17 – Parramatta CBD 18.1km
- 18 – Chatswood CBD 36.5km
- 19 – Sydney CBD 43.7km

### Parks & Sports

- 20 – Tree Frog Park Reserve 850m
- 21 – Bernie Mullane Sports Complex 2.7km
- 22 – Caddies Creek Sports Complex 4.8km
- 23 – Castle Hill Showground 7.2km
- 24 – Castle Hill Country Club 8.3km

### Health & Medical Care

- 25 – Rouse Hill Town Medical Centre 4.7k
- 26 – Norwest Private Hospital 8.9km



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# SCHEDULE OF FINISHES



**MONTANE**  
*Apartments*

## KITCHENS

Doors/drawer fronts/panels	MDF with combination of Veneer Laminate and Polyurethane Paint Finish
Benchtop	40mm reconstituted stone
Splashback	Calcutta Porcelain Tile
Cooktop	European 600mm gas cooktop with stainless steel
Oven	European 600mm electric built-in with stainless steel
Rangehood	European 600mm slide out rangehood with stainless steel
Dishwasher	European 600mm semi-integrated freestanding dishwasher
Sink	Double bowl sink with stainless steel
Sink mixer	Chrome finish
Fridge space	Water point supplied

## FLOORS

Entry	Travertine Porcelain Tile
Kitchen	Travertine Porcelain Tile
Dining	Travertine Porcelain Tile
Living	Travertine Porcelain Tile
Bathroom	Tile
Study (if applicable)	Carpet
Laundry	Tile
Bedroom	Carpet
Balcony (if applicable)	20mm Travertine Porcelain Tile flush to internal floor

## WALLS

General	Inter – Tenancy walls and intra-tenancy walls painted plasterboard
Laundry	Painted plasterboard with tile skirting and splashback to laundry tub
Bathroom	Tiles

## CEILING

Entry	Painted plasterboard
Kitchen	Painted plasterboard
Dining/Living/Bed	Painted plasterboard
Laundry	Painted plasterboard
Bathroom	Painted plasterboard

## DOORS AND WINDOWS

Entry doors	Painted fire rated solid core door with painted steel frame and lever handles
Internal doors	Painted timber with painted steel frame and lever handles
External doors and windows	Minimum 6mm glass set in powder coated aluminium frame

## WARDROBES

Wardrobes	Hinged door wardrobes
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## BATHROOMS

Toilet suite	Concealed in wall cistern toilet
Basin	Wall mounted basin with chrome plug and waste
Basin tap set	Chrome finish mixer and spout
Accessories	Chrome finish
Shower screen	Frameless safety glass
Shaving cabinet	Mirrored shaving cabinet
Niche Shelf	Stone
Shower set	Shower rose and rail

## LAUNDRY

Laundry tub	30L Laundry Tub
Sink mixer	Chrome finish
Washer and Dryer	Front loading vented clothes dryer

## HOME AUTOMATION SMART SYSTEM

Lighting control	Localised voice control. Smart phone application control
Air conditioning control	Localised voice control. Smart phone application control
Lighting switches	Wi-Fi smart switches with button control
Controller	Google Nest Control
Wi-Fi	Wi-Fi Router

## MECHANICAL AND AC

Air conditioning	Split ducted zoned air conditioning for living room and all bedrooms
Mechanical	Kitchen rangehood, bathroom and laundry exhausted externally

## ELECTRICAL

Light fittings	Kitchen LED recessed downlights. LED Strip lighting to splashback area Living, Dining, Bedroom(s), Bathroom(s) and Study LED recessed downlights Balcony Wall lights
Power outlets	Power outlets provided at selected interior location
TV outlets	Free to air and pay TV outlets provided in living room and main bedroom
Phone/data outlets	Phone/data outlet provided in living room, main bedroom and study

## FIRE SERVICES

Fire detectors	Ceiling mounted smoke alarm
Fire sprinklers	Sprinkler heads as required

## SECURITY SYSTEMS

Building access	Secure building with swipe card/security FOB access throughout
Apartment access	Audio/visual intercom and access control system. Key access to apartment entry door
Basement access	Remote garage door controller

The information in this document are intended as an introduction to the general content of the project only and interested parties should rely on their own enquiries. The developer, its officers, employees, agents and related body corporate organisations expressly disclaim any liability and responsibility (except to the extent that liability under statute or by operation of law cannot be excluded) to any person for any loss, liability, damage or expense arising directly or indirectly from or connected in any way with any use of or reliance on the information contained within this document.

# Montane | North Kellyville | Schedule of Finishes

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### Project information

	<b>Total apartments</b> 150		<b>Available apartments</b> 94
	<b>Project status</b> off the plan		<b>Completion date</b> December 2023
	<b>Holding deposit</b> 10%		



## Montane Apartments

### DISPLAY SUITE

**8 Thorogood Boulevard, North Kellyville,  
NSW 2155**

- Display Suite Open By appointment only
- Architecturally designed kitchens featuring 40mm stone breakfast bars
- Smart Home Automated Apartments
- Sleek and timeless finishes and fixtures
- Roof Top Terrace and BBQ area overlooking Blue Mountains.
- Fully equipped gym
- 2-minute walk to North Kellyville Square
- Several schools less than 1km away including North Kellyville Public School
- Short Drive to Rouse Hill and Castle Hill town centres.

### Team behind Montane Apartments

Managing Director, Brian Hood established Laurus Projects after having earned his stripes working for three of the largest property and construction companies in Australia – Multiplex, Lendlease and Hutchinson Builders. They have built a firm reputation for honesty and integrity.

Limited apartments available.  
To visit the display suite, please contact John.

[johntrzecinski.com/montane-apartments](http://johntrzecinski.com/montane-apartments)

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