

## 14 Sami Avenue KELLYVILLE NSW

5 3 2

Located in Kellyville, Vanguard explores a balance between individuality and unity bringing brand new, two-storey, freestanding residences to the community, completing in early 2024. Each home includes five bedrooms and three bathrooms and has been designed to make a striking statement on its own, while sharing a visual language with its neighbours. The architecture plays with different forms to create a choice of individual elevations.

Dwelling Type A2 - A Timeless, Turn Key, Designer Residence

Your home will be finished to the highest level in a refined palette of neutrals, creating a canvas on which to express your personality.

Comprising of luxury specifications and inclusions, a



**Alexandra Meadth**  
02 8834 3200

## Type A

5 Bedrooms

3 Bathrooms

2 Car Bays

Shown

Type A1 Lot 17

Similar

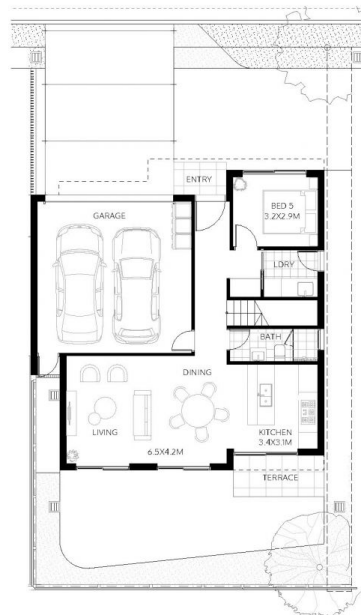
Type A1 Lots 10, 17, 21, 28, 31

Type A2 Lots 7, 14, 20, 22, 24, 26, 32

Type A3 Lots 5, 8, 15, 16, 23, 25, 27, 33

Lot Sizes

240-353m<sup>2</sup>



Ground Floor



First Floor

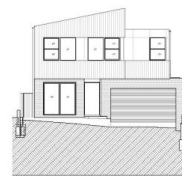
0 0.5 1 2m



Facade A1



Facade A2



Facade A3

**Disclaimer:** Please note that all plans were produced prior to construction as at August 2023. The information is believed to be correct but is not guaranteed. Changes may be made during construction and dimensions, areas, fittings, fixtures and specifications are subject to change without notice in accordance with the provisions of the Contract of Sale. Prospective purchasers must rely on their own enquiries. Furniture is indicative and shown for layout purposes only. All graphics, including the layout and balustrades and the like are indicative only.