

**1 Houghton Road, Gledswood Hills, NSW 2557**

**SHAWOOD**

**Sold House**

Friday, 1 September 2023

1 Houghton Road, Gledswood Hills, NSW 2557

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 482 m<sup>2</sup>**

**Type: House**

## Contact agent

This brand new, four-bedroom SHAWOOD residence is positioned on an immaculately landscaped, north-rear facing lot with uninterrupted views over Lakeside Golf Course and is ready to move into now. Set across two luxurious floors, generous open-plan spaces and striking architectural features define this unique family home. Embraced by a picturesque environment of lush greens and fairways, the sophisticated architecture of SHAWOOD's designer homes perfectly complements Lakeside's natural surrounds, providing an idyllic setting for your forever home.

**FEATURES- FIXED PRICE-**  
Absolute golf frontage location – adjoining Lakeside Golf Course- Striking architectural features, including dramatic double height void with timber beam and private balcony to upstairs principal suite- Expansive home with multiple living areas including entry lounge, upstairs family room and main open-plan living space that integrates seamlessly with a grand alfresco at rear- ZERO Plus Package - 4kW neon black solar panels by LG, 6.5kW LG battery, high performance glazing, upgraded ceiling and wall insulation

**INCLUSIONS-** Reconstituted stone bench tops- Fisher & Paykel appliances including integrated dishwasher, butlers pantry- Actron Active Invertor Ducted Air-Conditioning with four zones- Premium carpet and floor tiles throughout- LED downlights throughout, automatic garage door- Colorbond roof with roof ventilation system- Coloured concrete driveway, in-slab rainwater storage system- Fully landscaped front and rear yards

**Disclaimer:** Price includes GST (subject to the contract for sale). The price excludes stamp duty and conveyancing costs. All photos, images, illustrations and descriptions: (a) may be subject to change without notice at any time; and (b) are indicative only and may differ from the final product. Some photographs may feature landscaping and decor items which are not included in the advertised price. Purchasers should inform and satisfy themselves in all respects, including as to the availability of any grants or concessions, by inspection, independent advice and as otherwise necessary prior to entering into any contract. Sekisui House Services (NSW) Pty Ltd. ABN: 42 119 550 220. Builders Licence: 226045C.