

**39 Cavallero Rise, Gledswood Hills, NSW, 2557**



**Development Site For Sale**

Saturday, 31 August 2024

39 Cavallero Rise, Gledswood Hills, NSW, 2557

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: Development Site**

**Book an appointment on 1800 921 415.**

Set across two expansive levels, this unique home intelligently combines form and function with an intuitive floorplan and luxurious inclusions throughout including Miele induction cooktop, rangehood, oven, microwave, integrated dishwasher, washing machine and dryer. Distinctive architectural features such as SHAWOOD's signature timber beam and a soaring light-filled void provide an elevated aesthetic rarely experienced.

The tranquil lounge upon entry provides ample opportunity to relax in a sunlit, separate living zone, whilst the spacious contemporary kitchen including Butler's Pantry, dining and lounge areas fluidly connect to a generous covered grand alfresco with tiles looking out to landscaped gardens which extends to the front yard.

The four bedrooms and casual retreat are located on the first-floor where the luxurious expansive master bedroom is complete with an indulgent ensuite with a freestanding bath, frame-less shower screens and walk-in wardrobe.

Norman Estates is a brand new masterplanned community set in Gledswood Hills offering access to unmatched lifestyle amenities, including an exclusive resident-only lounge, gymnasium, tennis court, and resort-style pool.

Imbued with the SHAWOOD concept of satoyama, ribbons of green thread through Norman Estates, connecting neighbours with cultural heritage and natural beauty, convenience and a sense of escape. Surrounded by idyllic green parklands and commanding views over the adjoining Greg Norman designed and Camden Lakeside golf courses, Norman Estates is a place where life becomes truly more exceptional.

Visit our Sales & Information Centre 10am - 4pm, Tuesday to Sunday. Mondays by appointment only. 2 Cavallero Rise (off Casablanca Blvd), Gledswood Hills NSW 2557.

#### INCLUSIONS:

- Main entry door by YKK with keyless entry
- Elevated square set finished ceilings flood the home with natural light, high quality carpet and tiles throughout
- Expansive split-level home with open-plan kitchen and butler's pantry, dining and living areas integrate seamlessly with the outdoors
- Multiple living areas including private lounge room, spacious main living, and upstairs retreat
- Private principal suite, walk-in wardrobe, large ensuite with freestanding bathtub
- Floor to ceiling height wall tiles to wet areas
- Premium Miele appliances including induction cooktop, rangehood, oven, microwave, integrated dishwasher, washing machine and dryer
- Integrated Fisher & Paykel fridge and freezer
- Caesarstone benchtops throughout, waterfall edge to kitchen island bench
- Actron Air ducted air conditioning with multiple active zones, LED downlights, smart phone connectivity
- Large tiled alfresco with ceiling fan
- Remote controlled double garage, smart phone connectivity, dedicated workshop space, pre-wired for electric vehicle
- 8.5kW neon black solar panels by LG, 12kW LG battery, high performance glazing, Energy efficient Low-E glass windows and sliding doors, In-slab rainwater storage system
- Colorbond roof, exposed aggregate finished driveway, fully landscaped front and rear yards, letterbox and clothesline

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.