

**Lot 10 Roseworthy Way, Marsden Park, NSW, 2765**



**Development Site For Sale**

Saturday, 31 August 2024

Lot 10 Roseworthy Way, Marsden Park, NSW, 2765

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Development Site**

## Master architect designed, over two luxurious levels

Combining organic design principles, pre-engineered technology and striking architectural features, this expansive, light-filled family home sets a new standard for modern liveability.

SHAWOODs pioneering technology is showcased throughout, with flowing floor plans and uninterrupted spans emphasising natural light and a soothing sense of spaciousness.

The design of this sophisticated four-bedroom home is meticulously planned for family wellbeing and comfort, combining form and function for stress-free living.

The integrated ground floor living space allows for seamless movement, with the added convenience of a connected alfresco entertaining area. Upstairs, the grand master bedroom with ensuite and walk in wardrobe is in perfect proximity to three generously-sized bedrooms.

With a design philosophy that honours nature, quality and longevity, you'll enjoy a lifetime of comfort in this timeless SHAWOOD home.

Lakeside, Gledswood Hills affords a distinguished lifestyle choice unlike any other. This premium enclave of executive SHAWOOD homes comprises a selection of astutely planned single and double storey residences, offering flexible floor plans for ultimate liveability.

Live in harmony with nature at Lakeside, Gledswood Hills; your haven of tranquillity set within a picturesque lush landscape. Nature's palette is on display throughout this stunning precinct, consumed by the premier Lakeside Golf Course and vast stretches of green open space.

## FEATURES

- ❑- FIXED PRICE
- ❑- Striking architectural features
- ❑- Organic design principals and pre-engineered precision
- ❑- Intuitively crafted for ultimate liveability

## INCLUSIONS

- ❑- Reconstituted stone bench tops
- ❑- Fisher & Paykel appliances including integrated dishwasher
- ❑- Ducted air conditioning system with two zones
- ❑- Carpet and floor tiles throughout
- ❑- LED downlights throughout and automatic garage door
- ❑- Colourbond roof with roof ventilation system
- ❑- Coloured concrete driveway

\*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.