

Lot 1074 Charles Street, Marsden Park, NSW, 2765



Development Site For Sale

Saturday, 31 August 2024

Lot 1074 Charles Street, Marsden Park, NSW, 2765

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Development Site

Master architect designed, over two luxurious levels

FIXED price Home & Land package. SHAWOOD homes are open for viewing Saturday & Sunday, 10am to 4pm, or by appointment. Address; 25 Meehan Terrace, Marsden Park.

With space to be sustainable as it grows, and with all the amenity a developing community needs, the elements are in place for a modern village lifestyle that's balanced, vibrant, safe and welcoming to all.

Set over two refined levels, this master-architect designed home boasts typically distinctive architectural features unique to a SHAWOOD home.

A captivating entry presents a sense of calm and well-being upon arrival to the SHAWOOD Type SW24 design. An expansive void area located above the lounge allows for natural light and airflow to penetrate the ground floor living zones.

The first floor accommodates four well-proportioned bedrooms, two luxurious bathrooms and an upstairs recreation area and study. Carefully considered window and door positioning, along with extended ceiling heights, allows for abundant natural light and increased air flow, and well defined zones and ample storage make everyday activities effortless.

You'll enjoy a wonderful sense of outdoor living and all the unique innovations that make a SHAWOOD home so distinctive, including captivating landscaped grounds, a premium level of specifications and contemporary finishes throughout.

Clydesdale Estate is a new master-planned community being created in Sydney's northwest, which will enable a lifestyle full of possibility. Designed to work in harmony with the landscape around space, nature and freedom, the scene is set for your family to become part of the story.

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
- ❑- Choice of four internal colour palettes

*Price includes GST (subject to the contract for sale and the building contract). The price excludes stamp duty and conveyancing costs. House & land sold separately. 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. Specific details, pricing and dimensions are provided in your contract drawings which form part of your building contract. Some photographs 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.