

# Lot 505 Proposed Road, Cobbitty, NSW, 2570



## Development Site For Sale

Saturday, 31 August 2024

Lot 505 Proposed Road, Cobbitty, NSW, 2570

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 and 81 Providence Drive, Gledswood Hills.

This sophisticated SHAWOOD home was designed using a philosophy that honours nature, quality and longevity. Set across two generous levels, expansive space is in abundance.

The ground-floor features a dramatic light-filled double height void upon entry, whilst the integrated kitchen, dining and lounge connect to a delightful alfresco area. Upstairs, four generously-sized rooms are located around a shared rumpus retreat. This home carefully considers intergenerational living for a lifetime of family comfort.

Set in the rolling farmlands of Sydneys new South West, Oxley Ridges 3,500 new homes will become a neighbourhood connected to more more local convenience, more individual choice, and more direct connections to countryside.

## 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.