

**Lot 509 Cobbitty Road, Cobbitty, NSW, 2570**



**Development Site For Sale**

Saturday, 31 August 2024

Lot 509 Cobbitty 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.

An elegant demonstration of SHAWOODs commitment to precision and efficient spatial design, this generous family home is a true expression of luxurious modern living.

Natural materials and meticulous design consideration come together with pre-engineered technology to deliver the best day to day living experiences. The appeal of this home is more than skin deep; SHAWOODs human-centric philosophies, advanced construction methodologies and the use of natural materials combine for stress-free family living designed to last for generations.

The ground floors integrated living zones, effortlessly connect to the full-width alfresco entertaining and rear yard zones. A well-appointed open plan kitchen defines the heart of the home, complemented by a further powder room and added convenience of an adjacent double garage.

Presenting an opportunity for family members to spend time both together and apart, the first floor provides a casual living area, opulent master bedroom with ensuite and walk-in wardrobe, and three further bedrooms with their own full bathroom.

Discover how form and function combine perfectly in this unique and timeless SHAWOOD home.

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.