

**275 Abell Road, Marsden Park, NSW, 2765**

**SHAWOOD**

**House For Sale**

Saturday, 31 August 2024

275 Abell Road, Marsden Park, NSW, 2765

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Ready to move in Brand New Completed Home

Brand new completed four-bedroom SHAWOOD home, idyllically positioned within the family-friendly community of Elara on an immaculately, fully-landscaped north-facing lot.

Set across two luxurious floors, generous open-plan spaces and striking architectural features define this unique family home and provide an elevated sense of elegance.

This home, like all SHAWOOD's, are extremely energy efficient. With a 5kW solar system installed, premium insulation, LED lights, high performing Low-E Glass to all windows and sliding doors plus passive design qualities maximising light, an innovative cavity wall system increasing airflow in the home and maintaining stable temperatures in both winter and summer.

It also includes pre-wiring for a battery and electric vehicle making it easy to get them installed should you see fit.

Inclusion upgrades include 40mm Caesarstone benchtop edge and waterfall in kitchen and Caesarstone splashback in Vanilla Noir colour. Caesarstone Vanillar Noir benchtops in Laundry and Bathrooms.

With only the finest natural materials and pre-engineered technologies, this SHAWOOD home is crafted for the long-term and built to last.

### INCLUSIONS

- Main entry door by YKK with keyless entry
- 40mm Caesarstone kitchen benchtop, waterfall to kitchen island
- Fisher & Paykel appliances including dishwasher and microwave
- Parisi fixtures and fittings throughout
- Premium carpet and porcelain floor tiles throughout
- Four zone ducted air conditioning, smart phone connectivity
- LED downlights throughout, feature eave lights to facade, smart device connectivity by Legrand
- Flyscreens to all operable windows
- Colorbond roof with roof ventilation system
- Landscaped front and rear yards, gardens to front, fence to boundaries, letterbox and clothesline
- Colour through finished driveway
- Premium square set architraves to all internal windows
- Walk-in robe drawers, jewellery insert, shoe shelf and LED strip lighting.

Specifications: GEN III + Elegance

Features unique to a SHAWOOD home are:

- SHAWOOD homes use a post and beam construction method enhanced with a proprietary metal joint system. This combination ensures that our homes are incredibly strong, accurately assembled, and structurally sound.
- SHAWOOD pre-engineers all structural framing in their own Australian factory. With a production tolerance of only 0.5mm to 3mm on site, this precision results in exquisite detailing in every home.
- SHAWOOD homes feature a special nano-hydrophilic coating on the exterior that sheds dust and grime daily. This coating is not only low-maintenance but also extremely fire resistant. Even in extreme conditions, the exterior stays clean with just a light shower, thanks to the hydrophilic properties.
- SHAWOOD's advanced cavity wall system promotes airflow and manages moisture levels through natural condensation release, allowing the home to breathe. This increased airflow provides natural cooling in summer and maintains stable

comfort throughout the year.

Visit our display home Thursday - Monday 10am - 4pm at 245 Abell Rd, Melonba NSW 2765 or contact us on 1800 951 068 to book an appointment or fill out the form and our sales consultant, Jenny will be in touch.

For more information about SHAWOOD, visit [shawood.com.au](http://shawood.com.au)

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 the availability of any grants or concessions, by inspection, independent advice and as otherwise necessary before entering into any contract. Sekisui House Services (NSW) Pty Ltd. ABN: 42 119 550 220. Builders Licence: 226045C.