

**62 Glenholme Wy, Gledswood Hills, NSW, 2557**

**SHAWOOD**

**House For Sale**

Sunday, 8 September 2024

62 Glenholme Wy, Gledswood Hills, NSW, 2557

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## Newly Completed Home with Guest Bedroom Downstairs - Book an Appointment Today.

Norman Estates is quickly selling with less than 25% of homes still remaining! This newly completed home features a spacious master bedroom with walk-in-robe and ensuite on the ground floor with an additional four bedrooms upstairs.

Distinctive architectural features such as SHAWOOD's signature timber beam and a soaring light-filled void provide an elevated aesthetic rarely experienced.

An entertainer's delight, this home features a butler's pantry, premium Miele appliances, two ovens and a microwave oven, and spacious dining and fluidly connected interior and exterior living areas with a generous covered alfresco with tiles looking out to landscaped garden area.

The ground floor has two separate living areas, one private space at the front of house, whilst four upstairs bedrooms plus an additional retreat, this home is made for family living.

Set across two expansive levels, this home sits on a corner block, and is a short walk to the Residents Lounge which features a gym, resort-styled pool and tennis court.

Get in touch and schedule an appointment on 1800 921 415.



Visit us Monday - Sunday 10am - 4pm. 2 Cavallero Rise (off Casablanca Blvd), Gledswood Hills NSW 2557.

### INCLUSIONS

- Main entry door by YKK with keyless entry
- Elevated square set finished ceilings flood the home with natural light, high quality carpet and tiles throughout
- Expansive split-level, double storey home with open-plan kitchen and butler's pantry, dining and living areas integrate seamlessly with the outdoors
- Multiple living areas including private lounge room, spacious main living and upstairs retreat
- Private principal suite, walk-in wardrobe, large ensuite with freestanding bathtub and frameless shower screens
- Floor to ceiling height wall tiles to wet areas
- Premium Miele appliances including induction cooktop, rangehood, two ovens, microwave oven, integrated dishwasher, washing machine and dryer
- Integrated Fisher & Paykel fridge and freezer
- 40mm Caesarstone benchtops throughout, waterfall edge to kitchen island bench
- Actron Air ducted air conditioning with 4 active zones, LED downlights, smart phone connectivity by Legrand
- Flyscreens to all operable windows
- Large tiled alfresco with ceiling fan
- Remote controlled double garage, smart phone connectivity, dedicated workshop space, pre-wired for electric vehicle
- 8.5kW neon black solar panels by LG, 5kW LG battery, high performance glazing, Energy efficient Low-E glass windows and sliding doors, In-slab rainwater storage system
- Colorbond roof, exposed aggregate finished driveway, fully landscaped front and rear yards, letterbox and clothesline, fence to boundaries

Norman Estates is a brand new masterplanned community set in Gledswood Hills offering access to unmatched lifestyle amenities, including an exclusive resident-only lounge, gymnasium, tennis court, and resort-style pool.

Imbued with the SHAWOOD concept of satoyama, ribbons of green thread through Norman Estates, connecting neighbours with cultural heritage and natural beauty, convenience and a sense of escape. Surrounded by idyllic green parklands and commanding views over the adjoining Greg Norman designed and Camden Lakeside golf courses, Norman

Estates is a place where life becomes truly more exceptional.

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 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.