

# Lot 172 Jamiesons Avenue, Gledswood Hills, NSW 2557



## Sold Townhouse

Sunday, 20 August 2023

Lot 172 Jamiesons Avenue, Gledswood Hills, NSW 2557

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 266 m2

Type: Townhouse



Norman Estates

## Contact agent

This newly constructed three bedroom terrace is part of the premium collection of designer terraces showcasing generous housesized proportions have been thoughtfully crafted to work in harmony with the natural beauty and topography of its location. This home boasts a stunning split-level design that integrates seamlessly with the ample alfresco spaces, encouraging an uncomplicated and luxurious approach to living. The Residences at Norman Estates is your opportunity to embrace a connected lifestyle and an intrinsic connection to nature. Perfectly positioned within a short stroll of the Norman Estates Resident Lounge and recreational facilities, backing on to an intimate pocket park, and with access to over 40 hectares of parkland, this is a place where lifestyle takes precedence. Intuitively designed, engineered and constructed, this home elegantly embodies SHAWOOD's key performance principles – health and wellbeing, thermal comfort, acoustic comfort, passive design and energy efficiency.

**INCLUSIONS-** Main entry door by YKK with keyless entry- Flawless square set finished ceilings, dramatic light filled void, high quality carpet and tiles throughout- Expansive split-level freestanding terrace with open-plan kitchen, dining and living areas integrate seamlessly with outdoor alfresco areas- Multiple living areas including upstairs rumpus room, separate study space- Private principal suite, with walk-in wardrobe and large en-suite with freestanding bathtub- Elevated ceilings and carefully positioned windows flood the home with natural light and ventilation- Premium Fisher & Paykel appliances including integrated fridge, freezer and dishwasher, fan forced oven, combination microwave oven, gas cook-top and rangehood- Caesarstone benchtops throughout, waterfall edge to kitchen island bench- Actron Air ducted air conditioning with up to active 4 zones, LED down-lights, smart phone connectivity- Two large tiled alfresco areas to front and rear of home, with ceiling fans- Detached rear-access remote controlled double garage, smart phone connectivity, dedicated workshop space, pre-wired for electric vehicle- 4kW neon black solar panels by LG, 6.5kWh 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, clotheslines and sprinkler system

Visit our Sales & Information Centre 10am - 4pm, Tuesday to Sunday. Mondays by appointment only. 2 Cavallero Rise (off Casablanca Blvd), Gledswood Hills NSW 2557. Note: Images are taken from Lot 171 Jamiesons Avenue at Norman Estates, and are used here for illustrative purposes only. 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.