

Lot 3 Proposed Road, Lakeside Estate, Gledswood Hills, NSW 2557



House For Sale

Tuesday, 14 May 2024

Lot 3 Proposed Road, Lakeside Estate, Gledswood Hills, NSW 2557

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 481 m2

Type: House



Souren Aryan
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\$1,439,500

Nestled in the vibrant Macarthur region of New South Wales, Australia, Gledswood Hills boasts a serene ambiance, with picturesque landscapes and green spaces providing a peaceful retreat from the hustle and bustle of city life. The area's well-planned residential communities offer a variety of housing options to suit different lifestyles, from spacious family homes to stylish apartments, all within close proximity to essential amenities such as schools, shopping centers, and healthcare facilities. Residents also benefit from excellent transport links, including easy access to major roadways and public transportation, facilitating convenient travel to nearby urban centers like Sydney and Liverpool. Additionally, Gledswood Hills is home to recreational facilities such as parks, sports fields, and golf courses, promoting an active and healthy lifestyle for residents of all ages. With its harmonious blend of suburban tranquility and modern amenities, Gledswood Hills provides an ideal setting for families, professionals, and retirees alike to enjoy a high quality of life.

Ideal for level sites, the Byron suite of double-storey home designs is both sophisticated and practical. The four-bedroom Byron 262 cleverly separates the living and entertaining zone from the bedrooms with a stunning U-shaped staircase running alongside the well-appointed laundry. The lower level houses a home theatre, open-plan kitchen, meals and family zone with a conveniently placed powder room and a Butler's Pantry perfect for storing and preparing food. Truly the parent's oasis, an upper floor master suite features a T-wall dual walk-in robe and a luxurious ensuite - granting ultimate privacy to the rear of the upper floor. The three remaining bedrooms include a walk-in robe to ensure everyone has ample storage space. The main bedrooms surround the bathroom and rumpus room, which hosts external access to a stunning covered deck. This package is eligible for the House and Land \$10K saving - don't wait, secure it before 30 June 2024! \$10K saving terms and conditions: To be eligible for the "\$10,000 Saving" offer a Tender must be requested within the Promotional Period and a commencement fee must be paid within 30 days of the Tender date (the Tender valid date). Promotional period is 2 May 2024 and 30 June 2024. The \$10,000 saving will be applied as a discount in your Tender. Offer valid for Greenfield (new estates), level sites with a maximum of 900mm fall over the building footprint and where no batter is required. \$10,000 offer is eligible on Montgomery Homes' single storey and two storey designs. This offer is not eligible on knock down rebuild sites. This offer is not to be used in conjunction with any other offer, promotion or discount and is not transferable for cash.

Our Sapphire Collection of inclusions offers exceptional value and high quality. Plus, for a limited time, you can enjoy \$40,000 worth of bonus luxury inclusions*. Our Sapphire Inclusions package is one of the ways we ensure your home is of a high quality - both inside and out.

- BASIX and water tank
- Standard site costs
- Termite resistant frames and trusses
- Sarking under roof tiles
- Automatic Colorbond panel lift garage door/s, includes motor & remote
- Flyscreens to all windows and sliding doors
- Artusi Italian-made stainless-steel dishwasher & microwave
- 900mm Artusi Italian-made cook-top & electric oven
- Luxurious 20mm stone kitchen benchtops
- Soft close kitchen drawers and doors
- Daikin Inverter Ducted Air Conditioning (single zone)
- Square set ceilings to living area
- Laundry fit out with Polytec cabinetry

For more information on this package, or for anything else, please reach out to me directly over the phone or via my email.*CONDITIONS APPLY - Bundle price excludes costs associated with land purchase (eg. legal fees, stamp duty and property searches etc). Bundles and pricing are based on current preliminary developer land information and are subject to developers design review panel, land registration and statutory/regulatory authority requirements (eg. Council, BASIX, Mines, Bushfire Regs etc) as well as soil assessment, contour survey and engineers reports. See inclusions list for standard inclusions. Pictures shown are for illustrative purposes only. Montgomery Homes reserves the right to revise plans, pricing and all specifications without obligation or notice prior to payment of a commencement fee. Site cost allowances are based on average site costs and may vary per individual site. Clients are responsible for tree and vegetation removal as well as scraping the site to a depth of 50-75mm prior to construction. Designs and plans are copyright protected and remain the property of Montgomery Homes Pty Ltd at all times. Estate: "Lakeside"