

Lot 35 Florian Boulevard, Gledswood Hills, NSW 2557



Sold House

Friday, 8 September 2023

Lot 35 Florian Boulevard, Gledswood Hills, NSW 2557

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 505 m2

Type: House



Sherief Aslan
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Contact agent

Set across two expansive levels, this unique home intelligently combines form and function with an intuitive floorplan and maximises movement between the integrated living zones and generous outdoor alfresco area. Distinctive architectural features such as SHAWOOD's signature timber beam and a soaring light-filled void finished with flawless square set cornices provide an elevated aesthetic rarely experienced. Luxuriously appointed with premium appliances and finishes, this is a home that has been built for a lifetime of comfort, health and wellbeing. Get in touch and schedule an appointment on 1800 921 415. Visit our Sales & Information Centre 10am - 4pm, Tuesday to Sunday. Mondays by appointment only. 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 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 with study area- Private principal suite, walk-in wardrobe, large ensuite with freestanding bathtub- Floor to ceiling height wall tiles to wet areas- Premium Miele appliances including integrated fridge, double ovens, combination microwave oven and gas cooktop- Integrated Fisher & Paykel fridge and freezer- Caesarstone benchtops throughout, waterfall edge to kitchen island bench- Actron Air ducted air conditioning with multiple active zones, LED downlights, smart phone connectivity- 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, 12KWh LG battery, high performance glazing, In-slab rainwater storage system- Colorbond roof, exposed aggregate finished driveway, fully landscaped front and rear yards 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.