

# Lot 4 Proposed Road, Lakeside Estate, Gledswood Hills, NSW 2557



## House For Sale

Tuesday, 14 May 2024

Lot 4 Proposed Road, Lakeside Estate, Gledswood Hills, NSW 2557

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 495 m<sup>2</sup>

Type: House



Lilly Taylor  
0249454000

**\$1,483,900**

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.

The Coolum 266 has all the space your family needs to live and grow. This two storey home hosts four bedrooms and a rumpus room on the upper floor with potential for a fifth bedroom (or theatre room) plus spacious living area on the lower floor. The kitchen is often referred to as the heart of the home and this has never been as apparent as in the Coolum 266. The open plan kitchen creates the perfect meeting place that connects the living and dining area that seamlessly flows to the alfresco. This design is a stylish take on the family home with modern features including a walk-in pantry, walk-in robe in the master suite, and a convenient study nook. The Coolum is brimming style and features modern, quality inclusions ready for you to enjoy. 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 Diamond Collection of inclusions will elevate your home with style and quality. Plus, for a limited time, you can enjoy \$70,000 worth of bonus luxury inclusions\*. From the kitchen, the bathroom, exterior and more, our Diamond Collection of inclusions will ensure your home not only features cutting edge design elements, but also provides the practicality and style you need to create your oasis to entertain, unwind, and truly feel at home.

- BASIX and water tank
- Standard site costs
- Termite resistant frames and trusses
- Sarking under roof tiles
- Large double garage with remote door
- Flyscreens to all windows and sliding doors
- 900mm ILVE cooktop & oven
- ILVE stainless steel dishwasher & microwave
- Frameless shower screen
- Luxurious 20mm stone kitchen bench
- Luxurious 20mm stone vanity to laundry, bathroom & ensuite
- Three coats Premium Taubmans paint\* (internal walls)
- Floor to ceiling tiling to bathroom & ensuite
- Soft close kitchen drawers and doors
- Daikin Inverter Ducted Air Conditioning (multiple zones)
- 2580mm increased ceiling heights to the primary living floor only (where kitchen is located)
- Square set ceiling to living area, bathroom, ensuite and powder room!

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"