

Lot 81 Florian Boulevard, Gledswood Hills, NSW 2557



Sold House

Saturday, 16 September 2023

Lot 81 Florian Boulevard, Gledswood Hills, NSW 2557

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 540 m2

Type: House



Norman Estates

\$1,832,000

Currently under construction at Norman Estates, this brand new, five bedroom residence features stunning architectural features unique to SHAWOOD and is immaculately landscaped on north-rear facing lot, positioned conveniently close to the resident lounge. Nestled in a naturally secluded location within Gledswood Hills, Norman Estates is a brand new masterplanned community offering access to unmatched lifestyle amenities, including an exclusive resident-only lounge, gymnasium, tennis court, and resort-style pool. INCLUSIONS - Striking oversized internal timber pivot door, elevated square set finished ceilings, 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 with dramatic light filled void upstairs family room and separate children's retreat - Private principal suite, living area, walk-in wardrobe, large ensuite with freestanding bathtub - Guest bedroom to ground floor, with downstairs third bathroom - Premium Miele appliances including integrated fridge, double ovens, combination microwave oven and gas cooktop - Caesarstone benchtops throughout, waterfall edge to kitchen island bench - Actron Air ducted air conditioning with active 4 zones, LED downlights, smart phone connectivity - Tiled grand alfresco with ceiling fan - Remote controlled double garage, smart phone connectivity, dedicated workshop space, pre-wired for electric vehicle - 5kW neon black solar panels by LG, 6.5kW LG battery, high performance glazing, In-slab rainwater storage system - Colorbond roof, exposed aggregate finished driveway, fully landscaped front and rear yards

Display homes at Norman Estates are open for viewing daily, 10am-4pm. 1 Hewitson Court (off Lady Josephine Grange), Gledswood Hills NSW 2557. Only a 5% deposit is required to purchase a brand new home at Norman Estates, with nothing further to pay until completion. 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.