# Lot 512 53 Kingston Avenue Gables NSW 2765

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House Type SW50

Elevation

House Size 319m<sup>2</sup>

Land Size 450m<sup>2</sup>

FIXED House & Land Package Price

\$1,778,000

F1

## **Key Inclusions**

- Main entry door by YKK with keyless entry
- 40mm Caesarstone benchtops with waterfall edge to kitchen island and butler pantry
- Fisher & Paykel appliances including dishwasher and microwave
- Parisi fixtures and fittings throughout
- Four zone ducted air conditioning, smart phone connectivity
- LED downlights throughout, feature eave lights to facade, smart device connectivity by Legrand
- Flyscreens to all operable windows
- Colorbond roof with roof ventilation system
- Landscaped front and rear yards, gardens to front, fence to boundaries, letterbox and clothesline
- Colour through finished driveway
- Light filled void
- Large alfresco
- 5KW solar system

## Specification - SHAWOOD Gen III Included upgrade packages - Elegance, Evolve

Location

This SHAWOOD home is set within the Gables masterplan community in Sydney's Hills district. Gables offers a relaxed, contemporary lifestyle surrounded by nature and leafy neighbourhood streets, close to transport, schools and a new shopping and entertainment precinct.



## House Type SW50

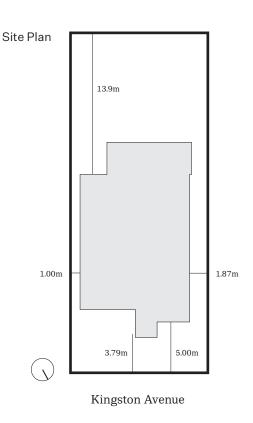
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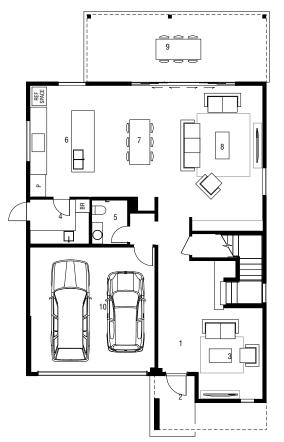
### Ground Floor

| 1  | Entry    |             |
|----|----------|-------------|
| 2  | Porch    | 2.00 x 2.70 |
| 3  | Study    | 3.17 x 4.08 |
| 4  | Laundry  | 2.66 x 2.01 |
| 5  | Powder   | 1.61 x 2.01 |
| 6  | Kitchen  | 3.00 x 4.98 |
| 7  | Dining   | 3.30 x 4.98 |
| 8  | Family   | 3.30 x 6.48 |
| 9  | Alfresco | 7.80 x 3.00 |
| 10 | Garage   | 5.58 x 5.58 |

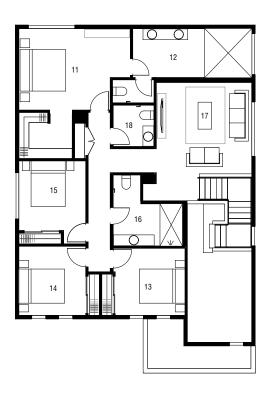
## First Floor

| 11 | Principal Suite | 4.08 x 3.64 |
|----|-----------------|-------------|
| 12 | Ensuite         | 5.15 x 2.10 |
| 13 | Bed 2           | 3.12 x 3.00 |
| 14 | Bed 3           | 2.99 x 3.09 |
| 15 | Bed 4           | 2.99 x 3.11 |
| 16 | Bath            | 3.09 x 3.71 |
| 17 | Retreat         | 4.26 x 4.08 |
| 18 | WC              | 1.83 x 1.85 |









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### Call 1800 951 068 | shawood.com.au

First Floor

Disclaimer: Price includes GST and is subject to change without notice. Illustrations & Images depicting built form, exterior colour palettes, interiors and landscaping are indicative only. Sekisui House and all appointed agents disclaim all liability should any information or matter contained herein differ from the Home Building Agreement or the actual constructed dwelling. Price does not include furniture & decor. Purchasers should inform and assure themselves by inspection, independent advice or as otherwise necessary prior to purchase.