

LAKE  
RESIDENCES

Release Two

LAKE  
*Gledswood Hills*



Live in harmony with nature at Lakeside, Gledswood Hills; your haven of tranquility set within a picturesque, lush landscape. Nature's palette is on display across flowing expansive views of the premier Lakeside Golf Course and vast stretches of natural open space.

Below: Lakeside, Gledswood Hills is bound by the premier Lakeside Golf Course.





# A Way of Life

At Lakeside, you're not just choosing a new locale to call home, you're investing in a lifestyle. Set within the lush surrounds of Gledswood Hills, Lakeside offers the best of both worlds: a tranquil backdrop of manicured golf course, coupled with convenient access to

a vibrant lifestyle. Lakeside has been elegantly planned for effortless modern living, enjoying proximity to a range of existing and future retail, healthcare, entertainment, transport, and educational facilities.

Below: Take advantage of a greener, healthier, more enriching lifestyle at Lakeside.



## The Yards

The Yards is the community's future mixed-use retail, commercial, residential and entertainment precinct. Situated within 1km of Lakeside, this will be a place where the community can enjoy urban and inner-city experiences in what's set to become the metropolitan heart of Gledswood Hills. With a diverse range of places to live and public spaces to host community events and activities, The Yards will be the new go-to destination for the region.



## Gledswood Hills Primary School

Lakeside is conveniently located minutes from the newly opened Gledswood Hills Primary School. Positioned adjacent to The Yards, the purpose-built facility has been designed to maximise innovative learning environments for the next generation of young minds.



## Connectivity

Current and upcoming major road upgrades to the region will make Lakeside even more accessible, providing convenient access to major arterial roads such as the Hume Highway, M7 and M5. Gledswood Hills is located just 8km from Leppington Train Station and minutes from the future South West Rail Line, providing connectivity to major employment hubs, including Liverpool, Parramatta and Sydney CBD. The Western Sydney Airport is also just a short 15km from Gledswood Hills, a major catalyst for future economic growth.



## Recreation and Entertainment

A balanced lifestyle of work and play is inherently associated with access to recreational and entertainment facilities, including the Gledswood Homestead & Winery, Country Club Gledswood Hills, Lakeside Golf Club, six hectares of Gledswood Hills Reserve and the soon to be opened Greg Norman designed Golf Course.



# The Community

Lakeside offers an opportunity to be part of a flourishing community embracing a genuine sense of connectedness – both with your neighbours and the natural surrounds. Enjoy uncomplicated living in the privacy and serenity of your home, mingle in the surrounding parklands with family and friends, or get together with your neighbours and enjoy an ongoing calendar of diverse social events. A connected lifestyle awaits at Lakeside, Gledswood Hills.

## The Masterplan

- Lakeside
- Existing Residential
- Lakeside Residences Release Two

## Amenities

- Lakeside Golf Club
- Gledswood Homestead & Winery

Below: Step back in history as you discover Gledswood Homestead and Winery.



Future Western Sydney International Airport 15km

Leppington Train Station 8km

Parramatta 40km  
Sydney CBD 55km



Wollongong 70km







Above: Lakeside offers access to over 50km of shared pedestrian and cycle pathways, with vast expanses of green open space.

# The Precinct

Embracing the picturesque surrounds of Lakeside Golf Course, adorned with towering native trees and rolling green hills, Lakeside Residences is a privileged selection of newly designed attached and freestanding SHAWOOD homes.

Whether you choose to fill your days with ambling walks, leisurely bike rides, a relaxing round of golf, or simply spending time socialising with friends and family amongst Lakeside's scenic open spaces, here, nature is right at your doorstep.

- 1km to the future Greg Norman designed Golf Course
- 900m to Gledswood Hills Public School
- 1km to The Yards
- 1.1km to Gledswood Hills Reserve
- 1.2km to the Country Club Gledswood Hills
- 1.5km to BBQ and picnic facilities
- 50m to the nearest bus stop
- Adjacent to a children's playground

- Future Residential
- Lakeside Residences Release Two





The Homes

Sekisui House builds homes and communities that improve with time and last for generations.

The benefits of a SHAWOOD home go well beyond the stunning exterior and interior aesthetic. Each home is designed, engineered and constructed to align with five key performance elements - health and wellbeing, thermal comfort, acoustic comfort, passive design and energy efficiency.

SHAWOOD's hallmark engineering rigour and architectural flair is evident in these remarkable homes, filled with natural light and cross ventilation resulting in a balanced design approach that make them both aesthetically striking, and a pleasure to live in.



Below: Lakeside Residences streetscape view of Houghton Road.

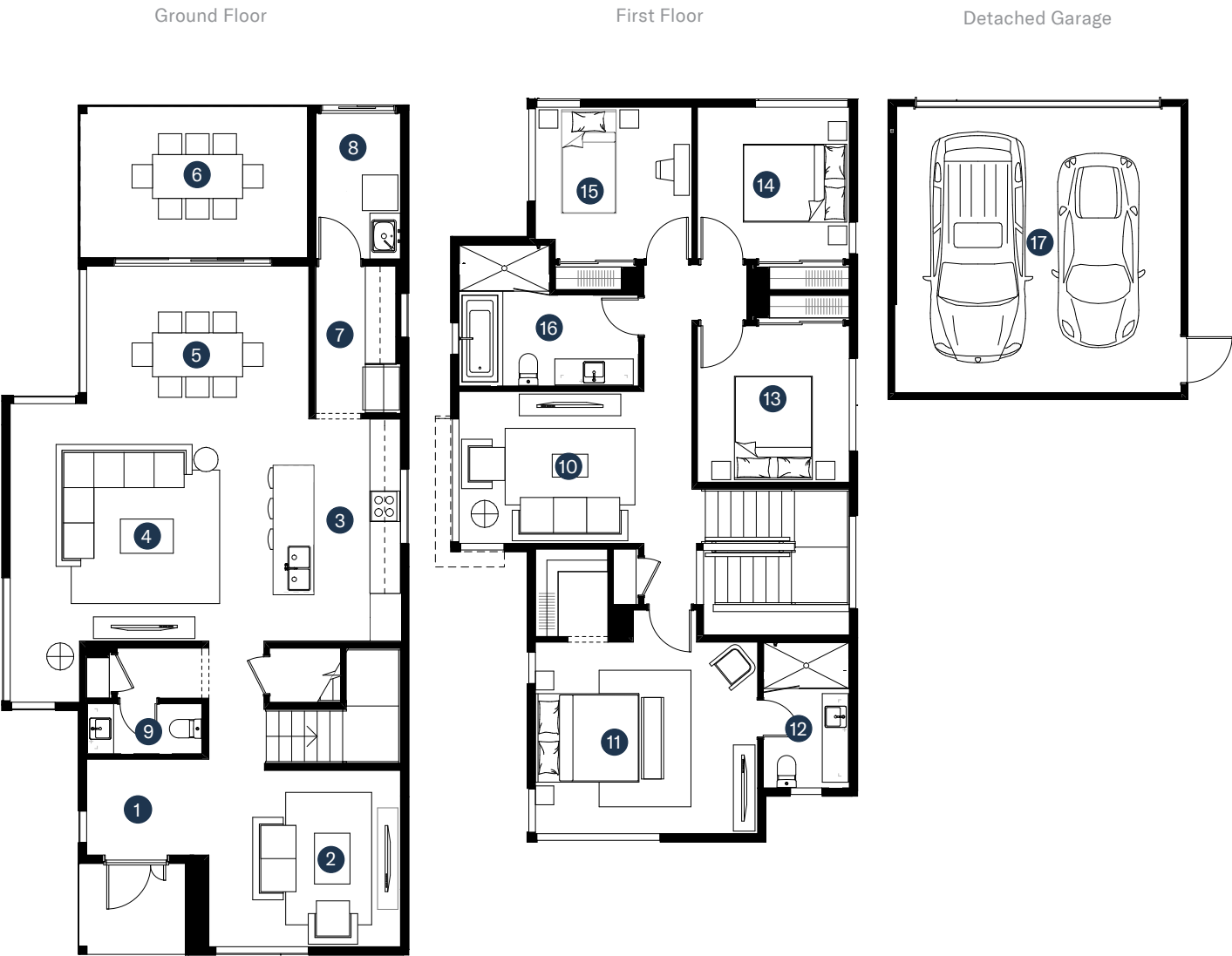


Artist Impression.

Below: Each SHAWOOD home features a unique Japanese imported entry door.







Lot 205 Houghton Road

4 2 2

Land Area:  
577m<sup>2</sup>

House Area:  
254m<sup>2</sup>

1 Entry	7 Butler's pantry	13 Bedroom 2
2 Lounge	8 Laundry	14 Bedroom 3
3 Kitchen	9 Powder room	15 Bedroom 4
4 Living	10 Family	16 Main bath
5 Dining	11 Principal suite	17 Garage
6 Alfresco	12 Ensuite	



Lot 206 Houghton Road

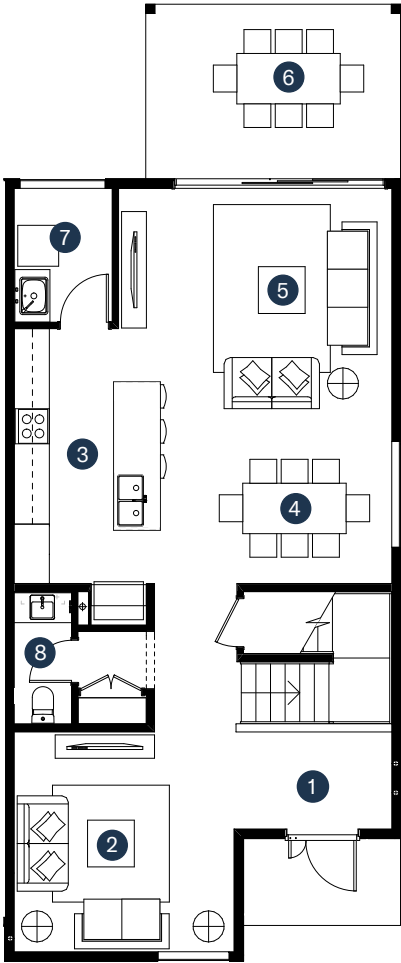
3 2 2

Land Area:  
321m<sup>2</sup>

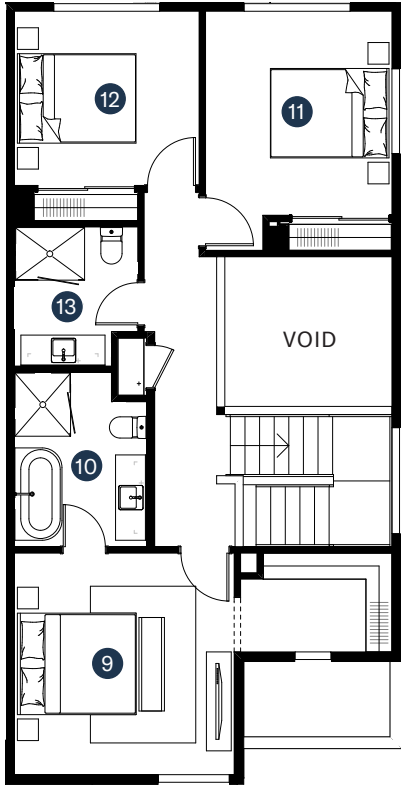
House Area:  
206m<sup>2</sup>

1 Entry	6 Alfresco	11 Ensuite
2 Lounge	7 Laundry	12 Bedroom 2
3 Kitchen	8 Powder room	13 Bedroom 3
4 Living	9 Family	14 Main bath
5 Dining	10 Principal suite	15 Garage

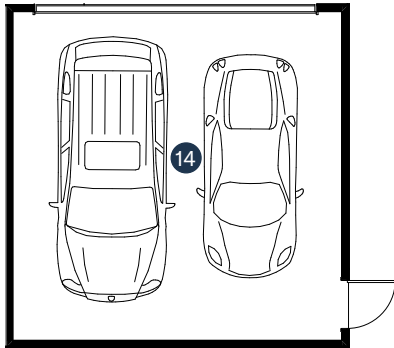
Ground Floor



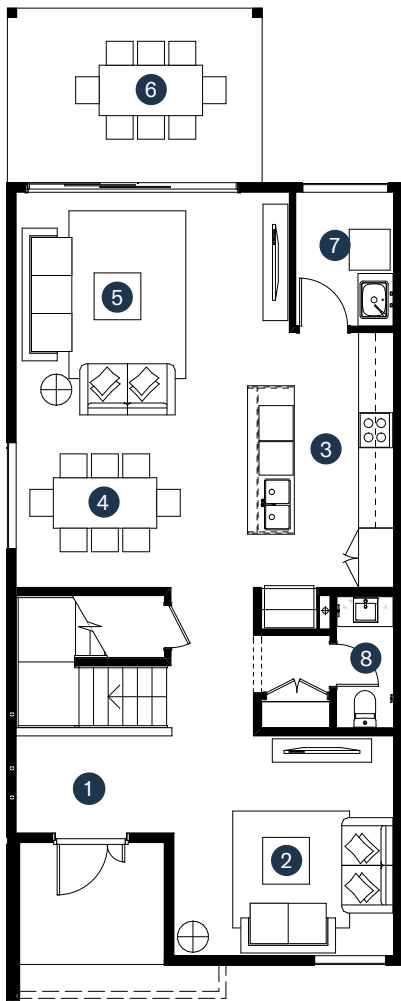
First Floor



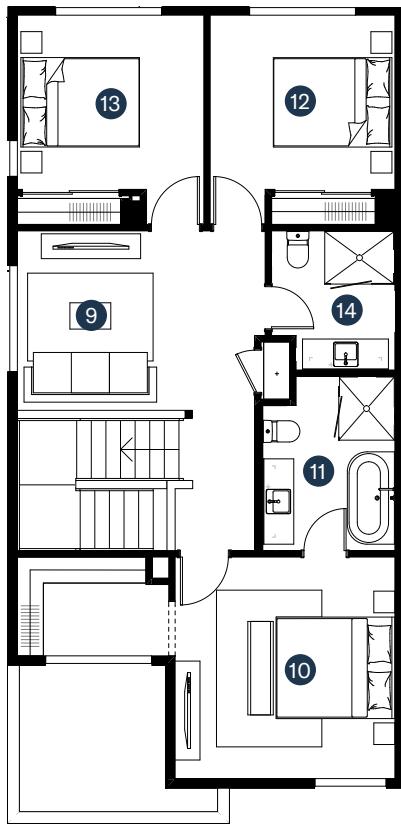
Detached Garage



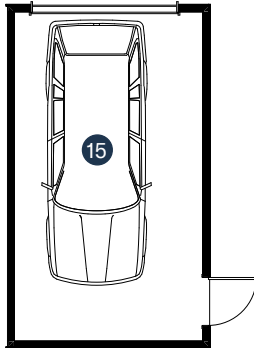
Ground Floor



First Floor



Detached Garage



Lot 207 Houghton Road



Land Area:  
316m<sup>2</sup>  
  
House Area:  
222m<sup>2</sup>

1	Entry	6	Alfresco	3.0 x 4.4	11	Bedroom 2	3.5 x 3.2
2	Lounge	7	Laundry	2.3 x 1.7	12	Bedroom 3	3.0 x 3.2
3	Kitchen	8	Powder room	2.3 x 1.0	13	Main bath	2.4 x 2.1
4	Dining	9	Principal suite	3.8 x 3.8	14	Garage	5.6 x 5.6
5	Living	10	Ensuite	3.0 x 2.3			

Lot 208 Houghton Road

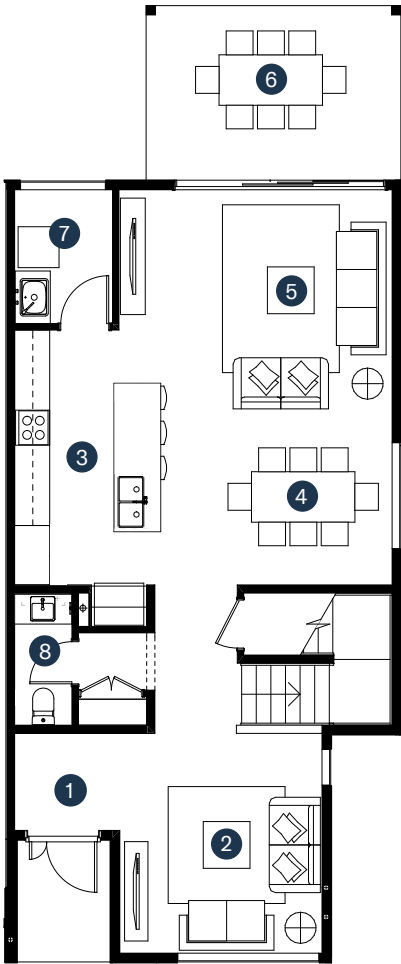


Land Area:  
314m<sup>2</sup>  
  
House Area:  
209m<sup>2</sup>

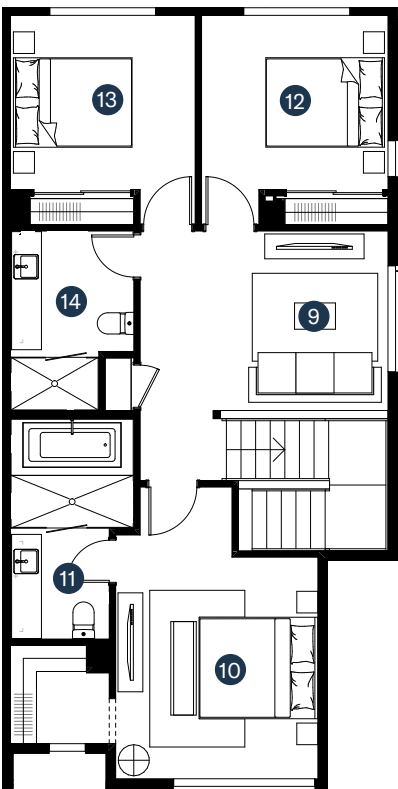
1	Entry	6	Alfresco	3.0 x 4.4	11	Ensuite	3.0 x 2.3
2	Lounge	7	Laundry	2.3 x 1.7	12	Bedroom 2	3.0 x 3.2
3	Kitchen	8	Powder room	2.3 x 1.0	13	Bedroom 3	3.0 x 3.2
4	Dining	9	Family	3.1 x 4.1	14	Main bath	2.4 x 2.1
5	Living	10	Principal suite	3.8 x 3.8	15	Garage	5.6 x 3.2



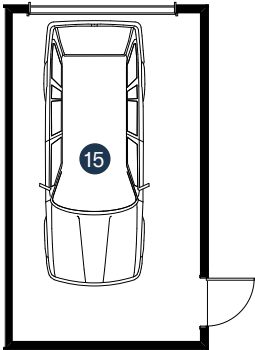
Ground Floor



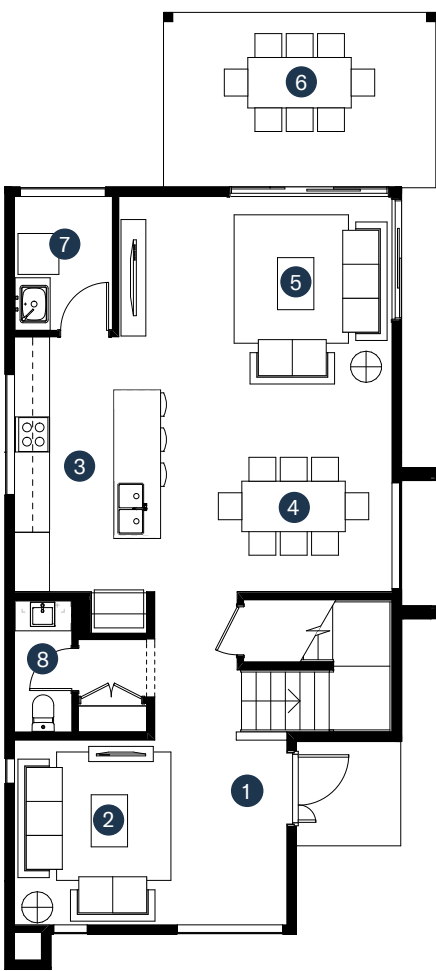
First Floor



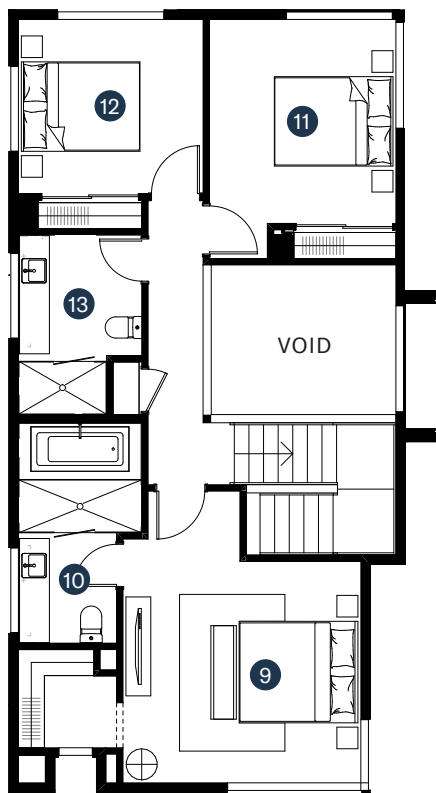
Detached Garage



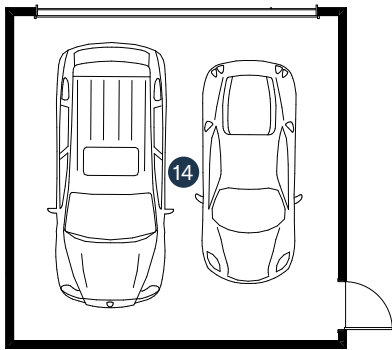
Ground Floor



First Floor



Detached Garage



Lot 209 Houghton Road

3 2 2

Land Area:  
314m<sup>2</sup>

Total Area:  
205m<sup>2</sup>

1	Entry	6	Alfresco	3.0 x 4.4
2	Lounge	7	Laundry	2.3 x 1.7
3	Kitchen	8	Powder room	2.3 x 1.0
4	Dining	9	Family	3.1 x 3.0
5	Living	10	Principal suite	3.8 x 3.5

11	Ensuite	3.8 x 1.7
12	Bedroom 2	3.0 x 3.2
13	Bedroom 3	3.0 x 3.2
14	Main bath	3.1 x 2.1
15	Garage	5.6 x 3.2

Lot 210 Houghton Road

3 2 2

Land Area:  
577m<sup>2</sup>

Total Area:  
219m<sup>2</sup>

1	Entry	6	Alfresco	3.0 x 4.7
2	Lounge	7	Laundry	2.3 x 1.7
3	Kitchen	8	Powder room	2.3 x 1.0
4	Dining	9	Principal suite	3.8 x 4.1
5	Living	10	Ensuite	3.8 x 1.7

11	Bedroom 2	3.5 x 3.2
12	Bedroom 3	3.0 x 3.2
13	Main bath	3.1 x 2.1
14	Garage	5.6 x 5.6



Home Exteriors

From the tamper-proof entry door through to the durable, yet low maintenance exterior walls, each and every feature of a SHAWOOD home offers total 'peace of mind'.

- Imported Japanese entry door with tamper-proof dual lock system
- Main exterior cladding includes a Nano-Hydrophilic coating offering extreme durability and low maintenance
- A patented exterior wall ventilation system allowing the escape of condensation, reducing the long-term risk of damage, whilst providing thermal and acoustic comfort
- Architecturally designed landscaped grounds
- Clothesline
- Boundary fencing
- Colorbond roof
- Rotary roof ventilation system
- Termite control barrier
- Modular water pod storage system

Bathroom

From the striking vanity benchtops, right down to the carefully considered designs, the care and attention invested in the bathrooms are proof that no corner is left unturned in a SHAWOOD home.

- Stone vanity benchtops
- Functional and stylish tapware
- Semi-frameless shower screens
- Floor to ceiling wall tiles in bathrooms and ensuites

Electrical

In a SHAWOOD home, everything works together to create the perfect outcome. Nothing is left to chance, as is evidenced by our first-rate electrical features.

- Sequence of LED down lights throughout
- Ducted air conditioning system with two zones
- Remote control garage door with two handsets

Home Interiors

From considered design principles to the natural materials and pre-engineered technology, the interiors of a SHAWOOD home are a testament to our unrelenting commitment to precision and craftsmanship.

- Premium carpet in bedrooms, bedroom hallways and selected living areas
- Floor tiles across living, kitchen and wet areas
- Low VOC paint throughout with a three coat paint system to walls and timber work
- Wall and ceiling insulation
- Light-filled voids

Kitchen

Sekisui House put people at the centre of everything we do, so it comes as no surprise that our kitchens will please home buyers of all persuasions.

- 20mm stone benchtops
- Fisher & Paykel double dishdrawer integrated dishwasher
- Fisher & Paykel built-in oven
- Fisher & Paykel gas on glass cooktop
- Fisher & Paykel built-in rangehood
- Fisher & Paykel built-in combination microwave oven
- Soft close hinge doors and drawers for all cabinetry

Recent Awards

**Winner, SHINKA House**  
2021 Australian Spec Home  
HIA Australian Housing Awards

**Winner, Parkside Terraces by SHAWOOD**  
2020 NSW Townhouse Development > 10 Dwellings  
HIA NSW Housing Awards

**Winner, SHINKA House**  
2020 NSW Spec Home  
HIA NSW Housing Awards

**Winner, SHAWOOD Type NE22**  
2020 NSW Project Home  
HIA NSW Housing Awards

**Winner, SHAWOOD Type J**  
2020 NSW Best Contract House up to \$500,000  
MBA Excellence in State Awards

**Winner, Ravenwood Terraces by SHAWOOD**  
2019 NSW Townhouse/ Villa Development of the Year  
HIA NSW Housing Awards

**Winner, Ravenwood Terraces by SHAWOOD**  
2019 NSW Townhouse/ Villa Development > 10 Dwellings  
HIA NSW Housing Award

Above: Award winning SHAWOOD Terraces at Gledswood Hills.





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SEKISUI HOUSE

SHAW/WOOD

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