



NORMAN ESTATES

AT GLEDSDOOD HILLS

The Terraces

AT NORMAN ESTATES



SEKISUI HOUSE



What we live for.

Norman Estates is set within the vibrant new masterplanned community of Gledswood Hills, just 55km from Sydney CBD. Nestled amid the undulating hills of Sydney's South West, this is a place where lifestyle takes precedence.

Intelligently combining technologically advanced homes, luxurious inclusions and resort-style amenities within an idyllic natural setting, this landmark new residential community has been designed to celebrate a new way of living - the best of life.

From the resident lounge with state-of-the-art gym, outdoor tennis court, resort-style pool, running paths and thoughtfully positioned intimate pocket parks, Norman Estates is a place for those seeking more from every day.



A sanctuary surrounded by green.



At Norman Estates, you can have all the convenience of a metropolitan postcode – but with a liberating sense of open space, and an intrinsic connection to nature.

Landscaping has been woven into the fabric of this masterplanned community, which rests amongst 120 hectares of greenery and established trees.

The Japanese concept of ‘satoyama’ (sa-toh-yah-mah, connecting people through ‘ribbons of green’) underpins the masterplan design at Norman Estates.

This is a meeting place between city and country, cultural heritage and natural beauty. Between connection and the freedom to roam.

The Terraces

AT NORMAN ESTATES

Gledswood Hills
Public School

Future retail precinct
The Yards

Norman Estates
Resident Lounge

← Gledswood Homestead
& Winery
100m

↙ Wollongong
70km



Future Greg
Norman Golf Course

Camden Lakeside
Golf Course

Parramatta
40km
Sydney CBD
55km

Future Western
Sydney International
Airport 15km

Leppington Train Station
8km

Welcome home.

The Terraces at Norman Estates is your opportunity to embrace a connected lifestyle and an intrinsic connection to nature. Perfectly positioned within a short stroll of the Norman Estates Resident Lounge and recreational facilities, backing on to an intimate pocket park, and with access to over 40 hectares of parkland, this is a place where lifestyle takes precedence.

This premium collection of designer terraces showcasing generous house-sized proportions have been thoughtfully crafted to work in harmony with the natural beauty and topography of its location. Each home boasts a stunning split-level design that integrates seamlessly with the ample alfresco spaces, encouraging an uncomplicated and luxurious approach to living.





Intuitively designed, engineered and constructed, this limited collection elegantly embodies SHAWOOD's key performance principles – health and wellbeing, thermal comfort, acoustic comfort, passive design and energy efficiency.

SHAWOOD

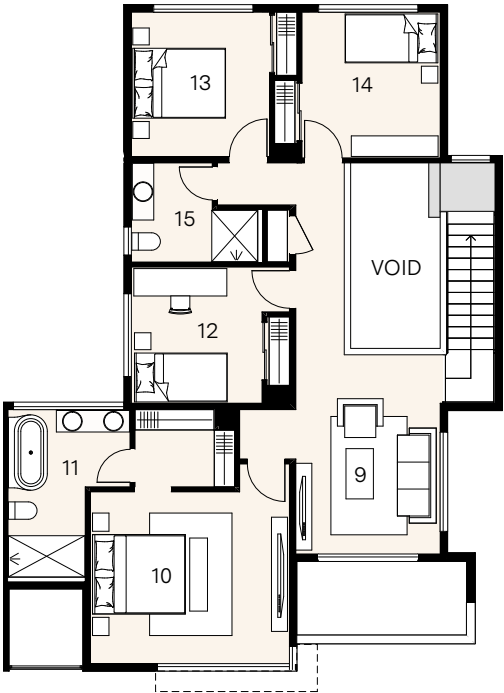
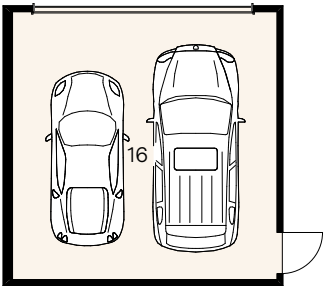
Lot 170 Jamiesons Avenue, Gledswood Hills

Terrace Type NE03

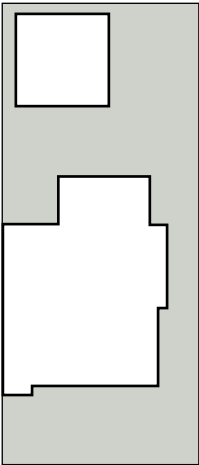
4  2  2 

Home size 289m² — Land size 400m²

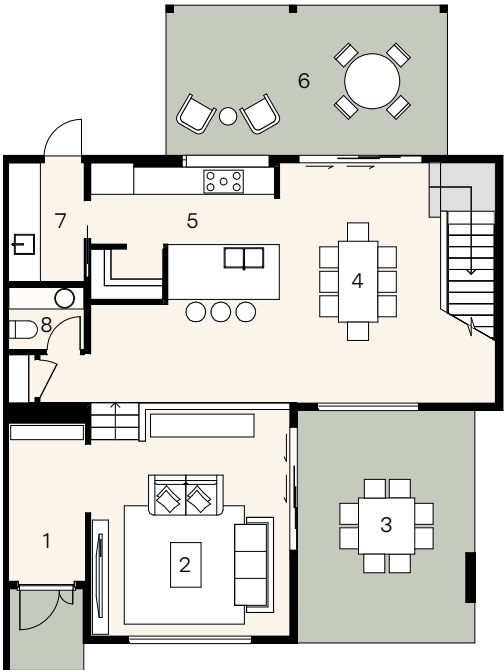
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|-----|-----------------|-----------|
| 1. | Entry | |
| 2. | Living | 4.4 x 5.0 |
| 3. | Alfresco 1 | 3.9 x 5.1 |
| 4. | Dining | 3.5 x 5.3 |
| 5. | Kitchen | 4.1 x 3.0 |
| 6. | Alfresco 2 | 6.2 x 3.3 |
| 7. | Laundry | 1.7 x 2.6 |
| 8. | Powder room | 1.7 x 1.4 |
| 9. | Retreat | 3.2 x 4.4 |
| 10. | Principal suite | 4.4 x 3.8 |
| 11. | Ensuite | 2.7 x 3.8 |
| 12. | Bed 2 | 3.5 x 3.0 |
| 13. | Bed 3 | 3.0 x 3.2 |
| 14. | Bed 4 | 3.0 x 3.2 |
| 15. | Bath | 2.9 x 2.2 |
| 16. | Garage | 5.9 x 5.8 |



Mirador Loop



Jamiesons Ave



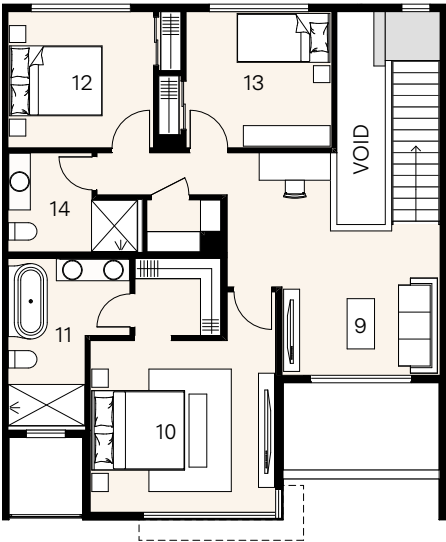
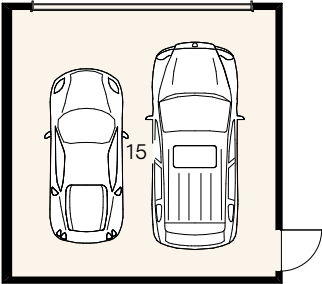
Lot 171 Jamiesons Avenue, Gledswood Hills

Terrace Type NE01

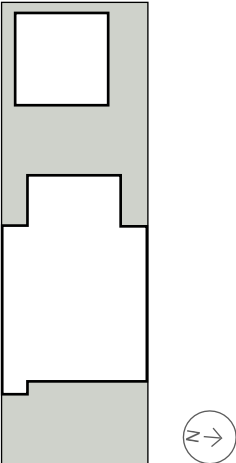
3 
 2 
 2 

Home size 259m² — Land size 300m²

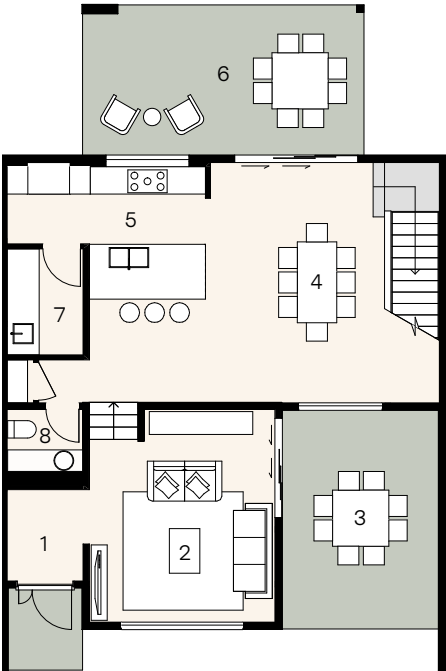
- | | | |
|-----|-----------------|-----------|
| 1. | Entry | |
| 2. | Living | 4.1 x 4.7 |
| 3. | Alfresco 1 | 3.4 x 4.8 |
| 4. | Dining | 3.4 x 5.3 |
| 5. | Kitchen | 4.9 x 3.0 |
| 6. | Alfresco 2 | 6.2 x 3.3 |
| 7. | Laundry | 1.7 x 2.3 |
| 8. | Powder room | 1.7 x 1.4 |
| 9. | Retreat | 3.5 x 2.9 |
| 10. | Principal suite | 4.1 x 3.8 |
| 11. | Ensuite | 2.7 x 3.8 |
| 12. | Bed 2 | 3.2 x 3.0 |
| 13. | Bed 3 | 3.2 x 3.0 |
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Mirador Loop



Jamiesons Ave



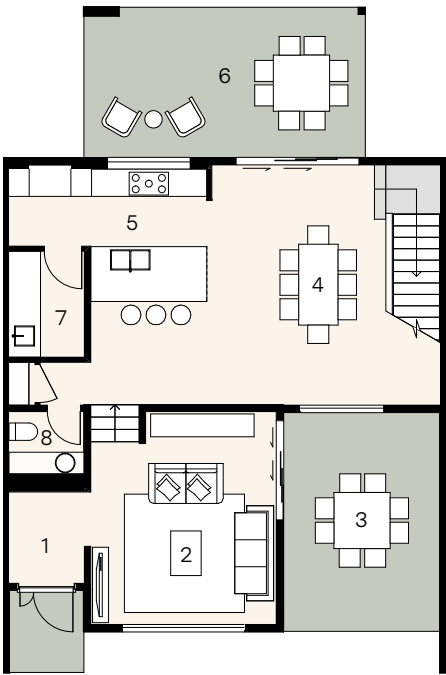
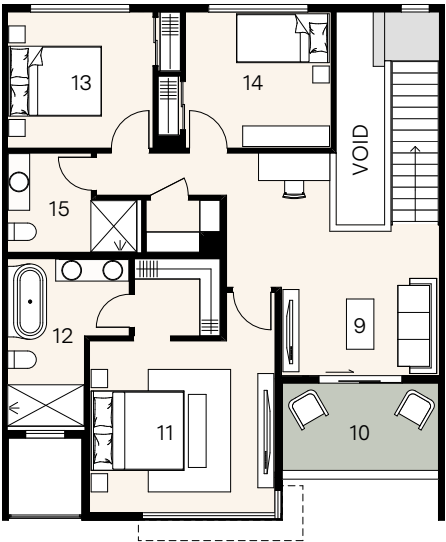
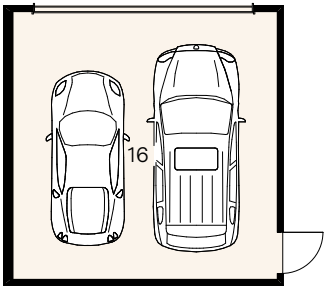
Lot 172 Jamiesons Avenue, Gledswood Hills

Terrace Type NE01

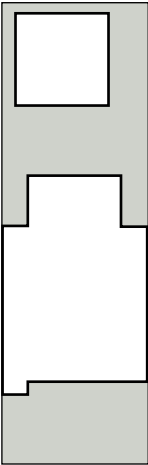
3  2  2 

Home size 266m² — Land size 300m²

- | | | |
|-----|-----------------|-----------|
| 1. | Entry | |
| 2. | Living | 4.1 x 4.7 |
| 3. | Alfresco 1 | 3.4 x 4.8 |
| 4. | Dining | 3.4 x 5.3 |
| 5. | Kitchen | 4.9 x 3.0 |
| 6. | Alfresco 2 | 6.2 x 3.3 |
| 7. | Laundry | 1.7 x 2.3 |
| 8. | Powder room | 1.7 x 1.4 |
| 9. | Retreat | 3.5 x 2.9 |
| 10. | Balcony | 3.4 x 1.9 |
| 11. | Principal suite | 4.1 x 3.8 |
| 12. | Ensuite | 2.7 x 3.8 |
| 13. | Bed 2 | 3.2 x 3.0 |
| 14. | Bed 3 | 3.2 x 3.0 |
| 15. | Bath | 3.0 x 2.2 |
| 16. | Garage | 5.9 x 5.8 |



Mirador Loop



Jamiesons Ave

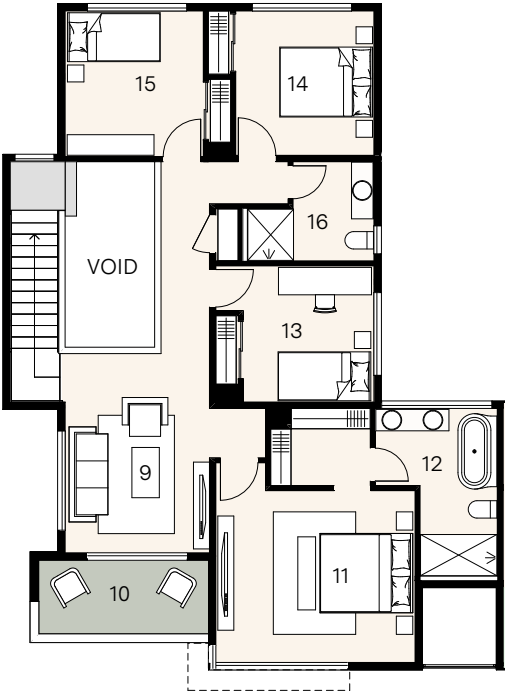
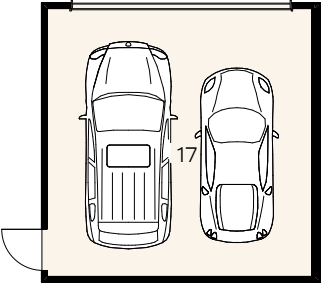
Lot 173 Jamiesons Avenue, Gledswood Hills

Terrace Type NE03

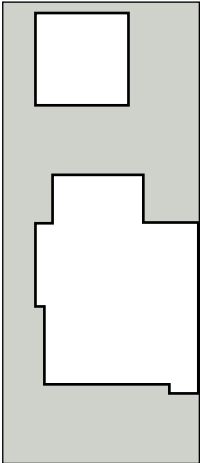
4  2  2 

Home size 295m² — Land size 400m²

- | | | |
|-----|-----------------|-----------|
| 1. | Entry | |
| 2. | Living | 4.4 x 5.0 |
| 3. | Alfresco 1 | 3.9 x 5.1 |
| 4. | Dining | 3.5 x 5.3 |
| 5. | Kitchen | 4.1 x 3.0 |
| 6. | Alfresco 2 | 6.2 x 3.3 |
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| 17. | Garage | 5.9 x 5.8 |



Mirador Loop



Jamiesons Ave



Superior inclusions in every sense.

Underpinned by a commitment to sustainability, the carefully selected inclusions within Norman Estates thoughtfully combine natural materials, premium finishes, and technology to create the perfect balance of form and function.



Key Inclusions.

External

Structure	Load bearing structural frame	120mm eco-certified engineered glulam [Origin Finland]
	Termite protection	Reticulation system to perimeter of structural slab
Water systems	Rainwater storage	In-slab 1,500 litre system by Texo Aquacomb*
	Hot water system	Instantaneous continuous flow by Rheem
Roof	Roof, fascia & gutter	Colorbond by Bluescope Steel
	Sarking	Anticon blanket by Bradford
	Roof ventilation	Windmaster by Bradford
	Balcony*, alfresco & porch	Plasterboard set with P50 shadow-line
External wall	Cavity wall system	Multilayer ventilated and water resistant cavity wall system with Fu-ge siding by Nichiha [Origin Japan]
	Feature render	Smooth finish cement render fixing with premium exterior paint by Haymes
External door & windows	Frame	Aluminium with Halo Aquashield technology by Wideline
	Glass	Energy efficient Low-E glass to all windows and sliding doors, excluding wet areas*
	Flyscreens	To all operable windows (excluding entry doors, sliding doors and stacker doors)*
	Main entry door	Door by YKK with keyless entry [Origin Japan]
	Main entry door alternate*	Atrium by Wideline with keyless entry
Balcony*	Floor finish	Sustainable composite wood decking by Modwood
External floor coverings	Porch & alfresco	Anti-slip rated porcelain tile
Garage door	Garage door	B&D Panel Max motorised panel lift with two controllers, battery back-up and smart phone control
	Weather & ember seal	Emb-A-Seal protection by B&D for prevention of weather, dust and potential ember attack
Landscape & driveway	Landscaping	Includes turf, landscaped gardens to front yard, sprinkler system, fence to boundaries, letterbox and clothesline
	Driveway	Exposed aggregate finished driveway

Internal

Air conditioning	Ducted	Fully ducted air conditioning system by Actron Air with active 3 zones, NEO wall mounted controller and smart phone connectivity
Internal door & door furniture	Wardrobe	Mirrored sliding doors
	Garage passage	Brushed nickel leverset by Parisi with mortice deadlock
	Internal passage	Brushed nickel leverset by Parisi
Staircase*	Feature*	Victorian Ash feature steps (two) at ground floor
	Tread & riser	Closed MDF treads, risers and concealed stringers with carpet finish
	Handrail & capping	Victorian Ash solid timber
Floor coverings	Main floor tile	Porcelain 600 x 300 large format
	First floor and nominated ground living*	Premium grade carpet including 10mm underlay
Window coverings	Front facades	Curtains or blinds (window size dependent) to front facades. Excludes first floor void windows.
Insulation	Wall insulation	R2.2 glasswool by Fletcher
	Ceiling insulation	R4.0 glasswool by Fletcher
Shelving & storage	Linen	4 x timber laminate shelves in white
	Feature walk-in robe to principal suite*	1 x feature laminate shelf colour matched to ensuite vanity and hanging rail
	Built-in robe	1 x timber laminate shelf in white and hanging rail
Internal finishes*	Walls & ceiling	Finished with premium 3 coat paint system by Haymes. Raked and raised feature ceiling heights to selected designs*
	Cornice	Premium square set finish
	Feature window architraves*	Square set architraves to windows and doors in feature living areas and void
	Feature SHAWOOD exposed beam & internal timber screen*	Finished in premium woodgrain stain

“This experience is something special, with a high level of design and thoughtfulness that goes well beyond expectations.”

– Greg Norman





Kitchen

General	Base & overhead cabinetry	Polytec laminate panels. Bulkheads where specified
	Overhead cabinetry	20mm finger grip overhang
	Feature cabinetry*	Shark tooth finger pull
	Benchtop*	20mm Caesarstone benchtop with waterfall edge to island bench
	Splashback	Tiled splashback*
	Doors & drawers	Soft close hinges by Hettich
	Feature function drawers*	3 stack crockery and pot drawers
	Kitchen waste	Soft close double bin
Tapware	Feature kitchen mixer	Retractable mixer in brushed nickel by Parisi
	Butler's pantry mixer*	Mixer in brushed nickel by Parisi
Fixtures & fittings	Kitchen sink	Undermount double bowl in brushed stainless steel by Parisi
	Butler's pantry sink*	Undermount single bowl in brushed stainless steel by Parisi
Appliances	Cooktop	900mm black gas on glass 5 burner ensemble by Fisher & Paykel
	Rangehood	Externally ducted 900mm undermount extraction by Fisher & Paykel
	Oven	600mm 9 function pyrolytic fan forced oven by Fisher & Paykel
	Combination microwave	600mm combination convection oven and microwave by Fisher & Paykel
	Fridge & freezer	900mm cabinetry integrated 476L fridge freezer by Fisher & Paykel
	Dishwasher	600mm cabinetry integrated 7 function dishwasher by Fisher & Paykel

Bathroom / Ensuite / Powder Room

General	Benchtop	20mm Caesarstone benchtop
	Doors & drawers	Soft close by Hettich
	Feature cabinetry*	Shark tooth finger pull
Tapware	Basin mixer	Mixer in brushed nickel by Parisi
	Shower mixer	Wall mixer in brushed nickel by Parisi
	Feature shower rail*	Shower rail with feature rain head to ensuite in brushed nickel by Parisi
	Shower rail	Shower rail to main bathrooms in brushed nickel by Parisi
	Bath mixer	Wall mixer in brushed nickel by Parisi
	Bath spout	Wall spout in brushed nickel by Parisi
Fixtures & fittings	Vanity basin*	Ceramic basin and pop up ceramic waste in white gloss by Parisi
	Toilet suite	Wall faced suite with soft close in white by Parisi
	Bath	Freestanding back to wall bath in white by Parisi
	Shower	Semi-frameless screen in polished chrome, 1200mm high feature shelf niche
	Mirror	Polished edge frameless
Accessories	Toilet roll holder, towel ring & towel rails*	Brushed nickel by Parisi
Tiling	Floor tile	Porcelain 600 x 300 large format
	Wall tile	Ceramic 600 x 300 large format floor to ceiling height
Heat & extraction	3 in 1 function extraction*	Ceiling integrated heat lamp and extraction unit to ensuite and main bathroom
	Exhaust fan*	Exhaust fan by Martec to powder room

Laundry

General	Benchtop	20mm Caesarstone benchtop
	Doors	Soft close by Hettich
	Feature cabinetry*	Shark tooth finger pull
	Overhead cabinetry	20mm finger grip overhang
Tapware	Laundry mixer	Mixer in brushed nickel by Parisi
Fixtures & fittings	Sink	Undermount single sink in brushed stainless steel by Parisi
Tiling	Floor tile	Porcelain 600 x 300 large format
	Wall tile	Ceramic 600 x 300 large format floor to ceiling height
Extraction	Extraction unit	Exhaust fan by Martec

Electrical

Electrical equipment	Solar panels	4kW NeON black solar panels by LG
	Battery storage	6.5kW battery by LG with power backup mode
	EV charge provision	Pre-wired for Electric Vehicle charging
	Downlights*	LED downlights throughout, including feature eave lights to façade
	Power points	Arteor by Legrand
	Concealed power points*	HPM Excel Life
	Double power point with USB & USB-C module	Arteor by Legrand with 2 x to bedrooms and 2 x to principal suite
	Light switches	Arteor by Legrand with dimmable lighting feature, NETATMO automation and smart device connectivity
	Communications & TV*	Home Hub Package includes 2 x data points, 2 x phone points, TV point to living areas and principal suite
	Ceiling fan*	Fan to alfresco

*Design specific, where nominated.

*Inclusion items are subject to change without notice. Any changed inclusion items will be of an equivalent finish, quality, and standard to the original inclusion item.



By You

Elegance

Internal	Floor covering	The Hermitage Inspire Oak Collection engineered timber to ground floor living areas Option 1 - Night Option 2 - Drift Option 3 - Shell Option 4 - Breeze	\$10,000
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* Norman Estates By You are set packages and items cannot be individually selected.



SHAWOOD



Above: Award winning SHAWOOD Terraces at Gledswood Hills.

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 Development of the Year
HIA NSW Housing Awards

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

Why live
without?



NORMAN ESTATES

Visit

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(off Lady Josephine Grange).

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SEKISUI HOUSE