

# SHAWOOD

DISTINCTIVELY INTELLIGENT HOMES

**Lot 1906, Koonara Grange  
Gledswood Hills NSW 2557**

4  3  2 

## 03.Ca

This master architect-designed SHAWOOD home is set over two expansive levels and has been planned to perfection to suit the needs of the modern family.

Luxurious living areas are defined by seamlessly integrated open plan interiors and flooded with natural light, making this SHAWOOD home a pleasure to live in. Cleverly designed to maximise the use of space, the brilliant light-filled entry creates an uplifting sense of expanse. The inclusion of a second upstairs living area, integrated study area and spectacular alfresco outdoor entertaining means there is ample room for your family to spend quality time both together and apart.

Carefully considered window and door positioning allows for abundant natural light and increased air flow, and well defined zones and ample storage make everyday activities effortless. You'll enjoy a wonderful sense of outdoor living and all the unique innovations that make a SHAWOOD home so distinctive, including quality appliances and contemporary finishes throughout.

## The Hermitage

The Hermitage is a new masterplanned community located in the heart of one of Sydney's fastest growing regions, the South West.

Its gentle undulating hills are framed by magnificent stands of large mature trees, with district views spanning to the Blue Mountains. Boasting 150 hectares of green open space, including dedicated parklands and 27 holes of golf, The Hermitage offers a wide range of community and lifestyle options. The area is one of great beauty with special qualities that will be taken advantage of through a central 3.5km green corridor, connecting the northern golf precinct with the heart of the community.

The future Gledswood Village, a boutique mixed use precinct offering a mix of retail, commercial and residential uses, will be the authentic heart of the estate. This contemporary, vibrant and tree lined high street will deliver an authentic village experience responding to the growing appetites of the local community for urban experiences.

With access to a broad range of recreational facilities, local transport and educational services, The Hermitage offers an enviable lifestyle choice now and into the future.



## Find out more

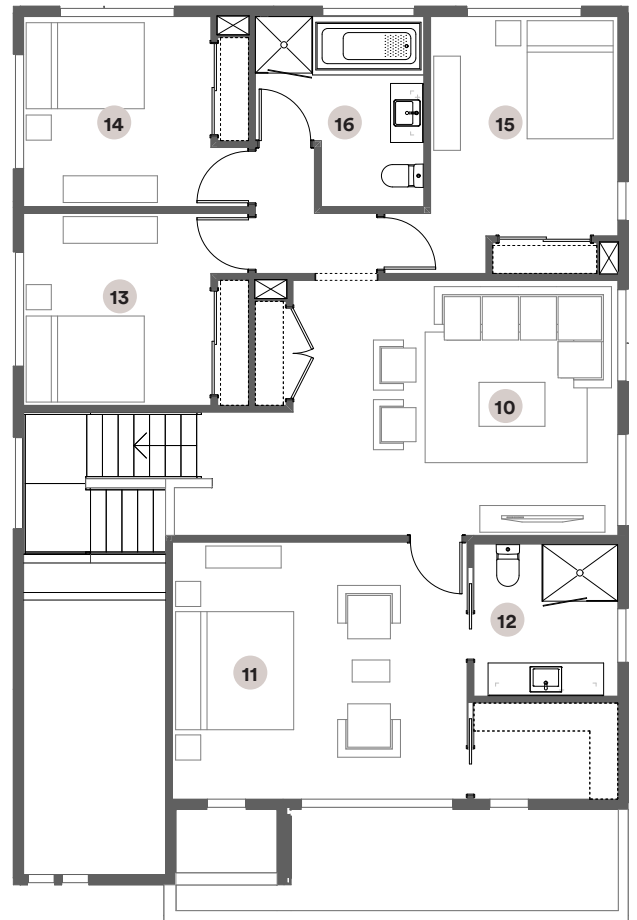
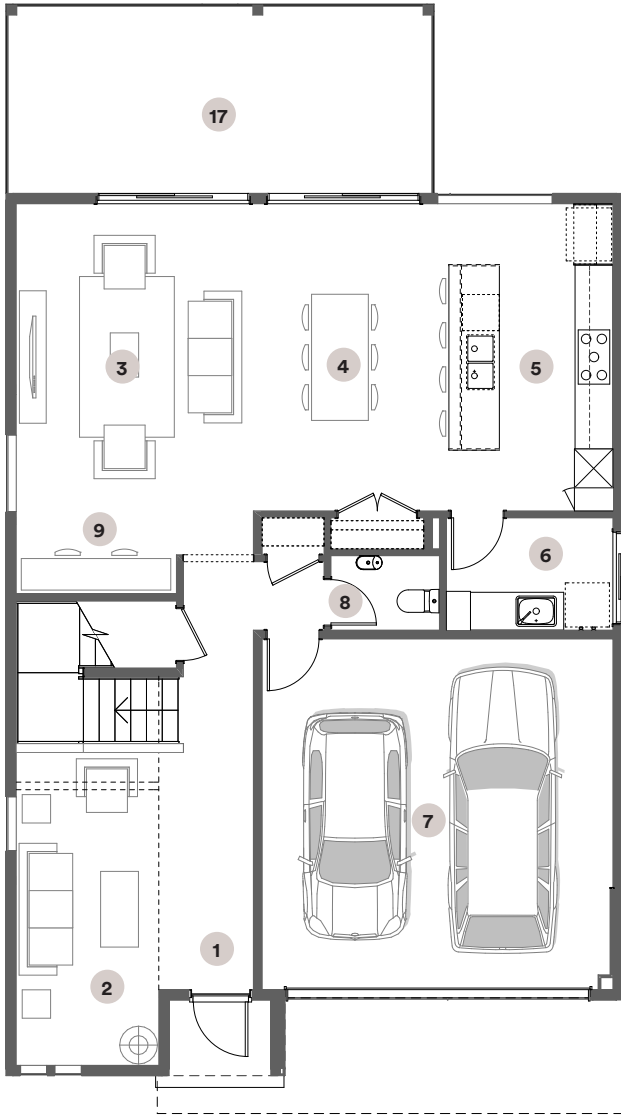
T 1800 113 943

E [enquiries@shawoodaustralia.com.au](mailto:enquiries@shawoodaustralia.com.au)

W [shawoodaustralia.com.au](http://shawoodaustralia.com.au)

W [thehermitagesydney.com.au](http://thehermitagesydney.com.au)

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## 03.Ca

**Total House Area** 263.4m<sup>2</sup>

**Lot Area** 452m<sup>2</sup>

1. Entry		7. Garage		13. Bedroom 2	3.0 × 3.0
2. Lounge	5.0 × 2.3	8. Powder room		14. Bedroom 3	3.0 × 3.0
3. Living	4.9 × 3.8	9. Study		15. Bedroom 4	3.5 × 3.0
4. Dining	4.9 × 3.1	10. Family	5.2 × 4.1	16. Main bathroom	
5. Kitchen	4.9 × 2.6	11. Principal suite	4.7 × 4.1	17. Alfresco	6.8 × 3.0
6. Laundry		12. Ensuite			

**Disclaimer:** All floor areas are measured to the inside face of external and party walls. To the best of our knowledge, no relevant information has been omitted. However, Sekisui House and all appointed agents disclaim all liability should any information or matter contained herein differ from the contract of sale or the actual constructed dwelling. All information is correct at the time of printing. Illustrations depicting built form, interiors and landscaping are indicative only.