

SHAWOOD

CASTLE HILL

Nº.71

GOORAWAY DRIVE

 SEKISUI HOUSE

Step into a home where natural light defines the atmosphere of every room. Where considered design softens the boundary between interior spaces and the landscape beyond, inviting the outdoors to remain a part of daily life.

## 71 Gooraway Drive, Castle Hill

With its commanding street presence, 71 Gooraway Drive stands as an architectural landmark that masterfully balances grand scale with intimate liveability.

A striking double-height void draws natural light deep into the residence, illuminating the generous integrated living zones designed for everyday comfort and entertaining. The gourmet kitchen, complete with a thoughtfully designed butler's pantry, flows effortlessly to an expansive alfresco overlooking the landscaped grounds and pool terrace.

Thoughtfully positioned guest accommodation enhances the home's versatility, while the sculptural timber staircase leads to a private upper-level sanctuary of four expansive bedrooms. Throughout, thoughtful design unites every space into a seamless whole, elevating both functionality and daily living.



Artist's impression



## Finishes

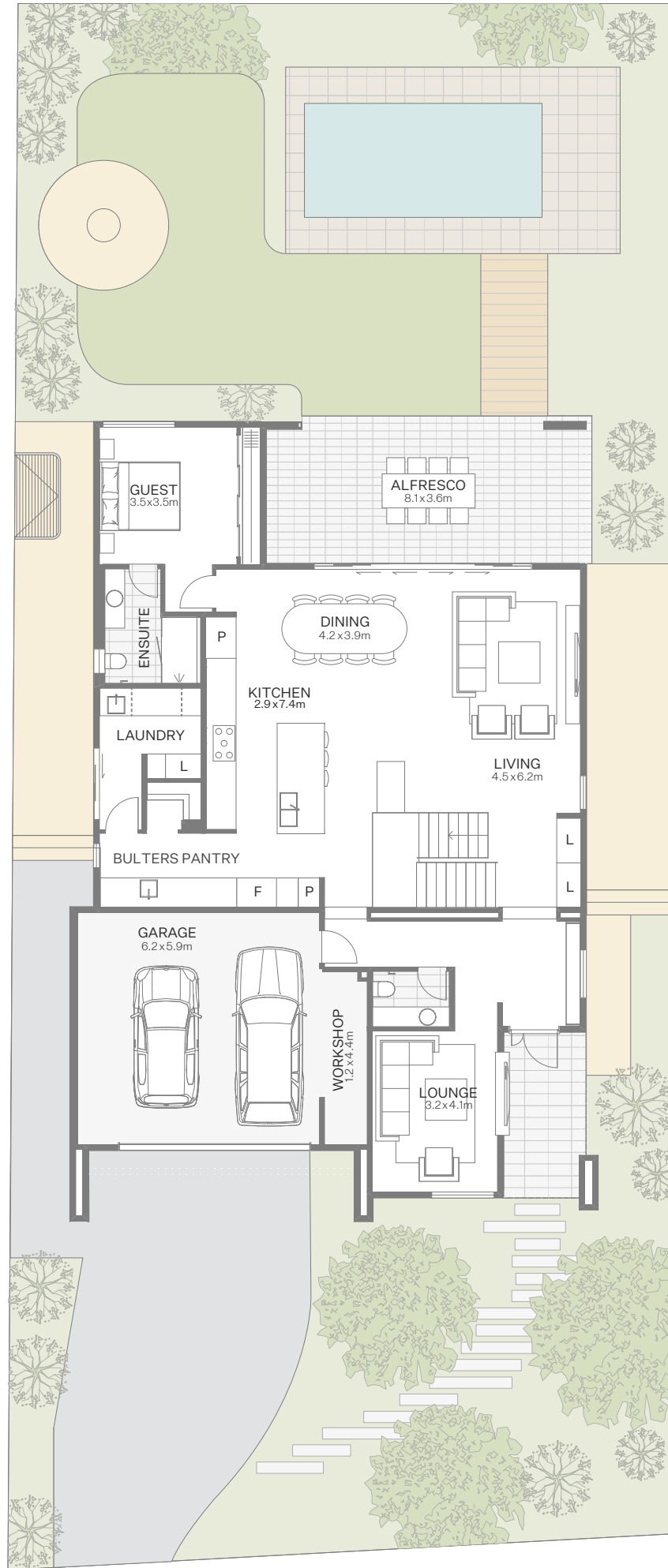
A sophisticated dialogue of texture and tone defines the exterior, where fine, precision crafted detailing meets the organic warmth of timber. This curated aesthetic is mirrored within; where sleek stone surfaces and integrated Miele appliances offer an elevated blend of form and function in the gourmet kitchen. Grounded by the tactile warmth of oak timber flooring, the material palette has been meticulously crafted to endure, ensuring enjoyment of the space for many years to come.





Artist's impression

GROUND FLOOR



LEVEL 1

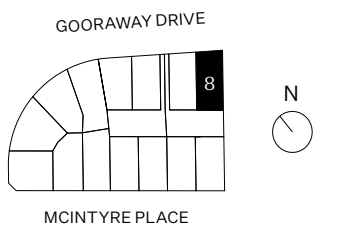
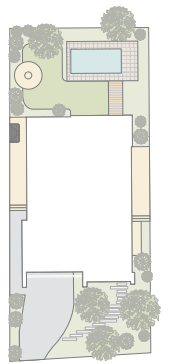


71 Gooraway Drive,  
Castle Hill

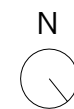
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Home size 417m<sup>2</sup>

Land size 712m<sup>2</sup>



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# Inclusions

## External

Main entry door	YKK entry door with ventilation
Glass	Double glazed
Termite protection	Reticulation system to perimeter of slab
Rainwater tank	In-slab RFS 3,000 litre water tank with storz fitting

## General

Internal door	Haymes 3 coat paint
Ceiling/wall paint	Haymes 3 coat paint
Air conditioning	Fully ducted, inverter air conditioning
Solar generation	9.9kW PV solar panels, including GE hybrid inverter
Battery storage	9.8kWh battery
Electric vehicle provision	Pre-wire only, including 32amp safety switch protected EV sub circuit including blank cover plate

## Bedrooms

Walk-in robe (Principal Suite)	2 half height drawer sets, including jewellery insert, shoe shelf laminate to match vanity
Built-in robe	1 x melamine shelf and chrome hanging rail
Floors	Grand Escape, including 10mm anti-allegay underlay

## Living & Dining

Floors	Prestige oak timber flooring
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## Kitchen

Benchtop/edge	Caesarstone 40mm waterfalls to island bench - no silica
Splashback	Caesarstone splashback 20mm - no silica
Joinery	Polytec panels with 1mm ABS capped edge
Kitchen bin	Hideaway compact soft close bin
Floors	Prestige oak timber flooring

## Kitchen Fittings

Cooktop	Miele 900mm gas on glass 5 burner cooktop
Oven	Miele 900mm PureLine CleanSteel oven
Fridge	Fisher & Paykel 900mm integrated french door refrigerator freezer
Rangehood	Miele 900mm extractor unit
Microwave	Miele 600mm built-in microwave oven with grill
Dishwasher	Fisher & Paykel 600mm integrated dishwasher
Kitchen sink	Parisi Quadro double bowl sink (under mounted)

## Laundry

Washing machine	Miele 9kg washing machine
Clothes dryer	Miele 8kg heat pump tumble dryer
Tapware	Millennium washing machine tap
Joinery	Polytec panels 1mm ABS capped edge
Splashback	Caesarstone splashback 20mm - no silica
Benchtop/edge	Caesarstone 20mm / 1mm aris edge - no silica
Laundry sink	Parisi Quadro single bowl sink (under mounted) with overflow
Floors	Premium 600x300 rectified edge

## Lighting

Ceiling lights	LED 7W DLI 90mm colour changing
Stair feature lighting	Elfa LED square inset steplight
Spot light	TRI colour single adjustable wall pillar lights

## Bathrooms

Bath	Parisi Ovation D freestanding bath with overflow
Bath spout	Parisi Elli II wall bath spout 190mm
Mirror (ensuite/bathroom)	Acciaio Progressive LED mirror 800
Mirror (powder room)	Pure Oval 700 mirror
Vanity basin	Parisi Twinset420 insert basin with overflow
Shower rail	Parisi Envy II sliding rail with hand shower
Shower rail (ensuite)	Parisi Envy II shower column with sliding rail & turn diverter
Wall & floors	Premium 300 x 600mm rectified
Toilet suite	TOTO wall hung toilet suite without washlet
Toilet suite (ensuite)	TOTO wall-hung type with washlet

\* 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.

