

# etch

REAL ESTATE



\*For illustrative purposes only.

# JACARANDA

THE HEIGHT OF FAMILY LIVING



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## WELCOME TO **JACARANDA**

BALGOWLAH HEIGHTS 9C LEWIS STREET  
4 🛏 3 🚿 2 🚗 + POOL

The satisfaction of knowing that you are the first family to step over the threshold, and enjoy this brand-new home is beyond compare. That feeling of lightness, brightness and cleanliness, coupled with the effortless flow from room-to-room is destined to bring a glowing smile to your face, reminding you that every other home on the market quickly pales into insignificance.

### **The Design Team**

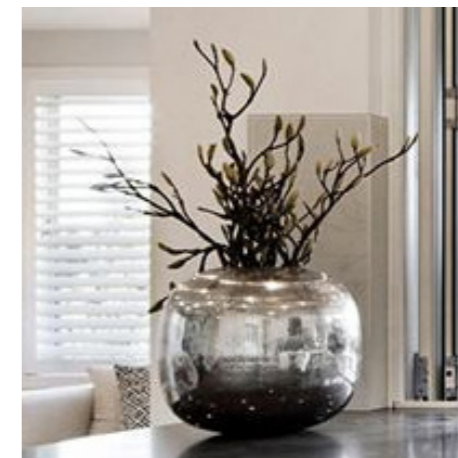
The developer duo of Josh and James called on their love of the Northern Beaches and wished for Jacaranda to be the ideal family home, combining generously proportioned spaces, and clean finishes while being built to stand the test of time. Proud of their finished products, Josh and James only offer homes which they would be proud to reside in themselves.

Rawson Homes, the builder, brings over 40-years of construction expertise, and owned by the Daiwa House Group, which has been part of the Fortune 500 largest corporations list for 13 years and operates in 24 countries globally.





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## Optimised Family Living.

Due for completion in early 2023, Jacaranda will be constructed by multi-award-winning Rawson Homes, bringing over 40-years of construction experience, and local gentlemen property developers Josh Thomson and James George; having sold their consulting businesses spanning London, Atlanta, Sydney, Singapore and Shanghai, they now focus on property development on the Northern Beaches, a region they proudly call home.

By way of its modern design, the home's design excellence is accentuated by an impressive split-level plan which hosts multiple living spaces, and private bedrooms upstairs - with the Master bedroom enjoying water views across to Middle Harbour.



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## Meal Time Memories.

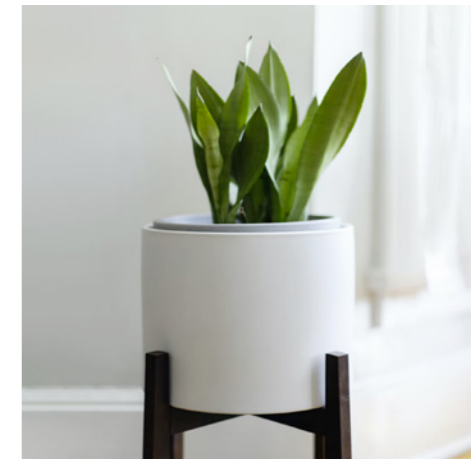
The kitchen has been extensively upgraded to include a waterfall island benchtop in beautifully finished CaesarStone, and enough seating for a generous family gathering, or an elegant evening of wine with friends. The open plan architecture flows seamlessly and invites you to enjoy the much sought after views to the pool and backyard from several vantage points therein.

Jacaranda in Balgowlah Heights will suit the most assertive buyers with an eye for detail, and a desire to own a home that is brand-new and completely untouched ahead of arrival.





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## Retreat Like No Other.

The living room provides the perfect environment for the kids to retreat and the family to truly benefit from this architecturally inspired home, while the entertainment zones ensure your family will be spoilt for choice when it comes to rest and relaxation, while the dedicated study will be the perfect quiet retreat to catch up with work. What is most impressive is the alfresco dining area which is positioned perfectly for absorbing the poolside atmosphere across the sun kissed lawns, providing an additional welcome surprise by way of district views towards Chatswood and beyond. The concrete in-ground pool will be surrounded by stunning hardwood decking, and granite coping stones. Both the indoor and outdoor spaces welcome vast amounts of natural light all year round, and the level of finishes feel both generous and opulent at every turn.

When evening rolls round, the master bedroom will remind you why buying brand new is just so rewarding. This upper floor is dedicated to the bedrooms, and is the ideal peaceful retreat. Including an ensuite for the Master, and separate bathroom and separate WC, it is the ideal solution for those busy mornings heading out the door.



## Jacaranda Inclusions.

- 40mm stone benchtops (including waterfall on island in kitchen)
- Inground concrete swimming pool
- Cement rendered all-round the house home
- Colourbond roof over standard tiling
- Monument windows (including oversized sliding doors)
- Glass balustrade downstairs
- Upgraded glass panel front door with glass panel next to it, to capture the northern sun.
- Premium finishes in bathroom with frameless glass shower screens, premium tiles and luxury items such as the freestanding bath
- Additional soundproofing added



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## Landscaping - A Private Setting.

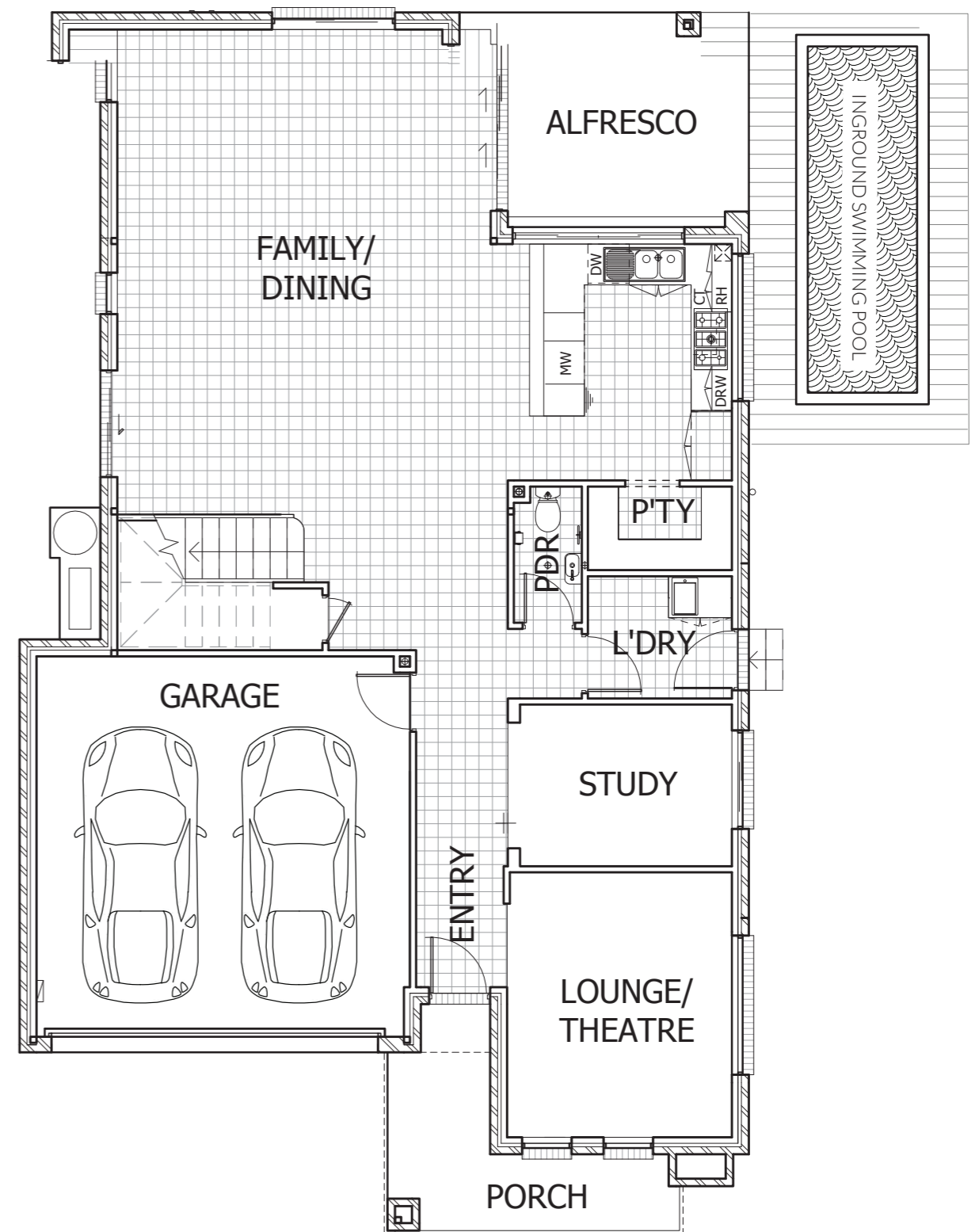
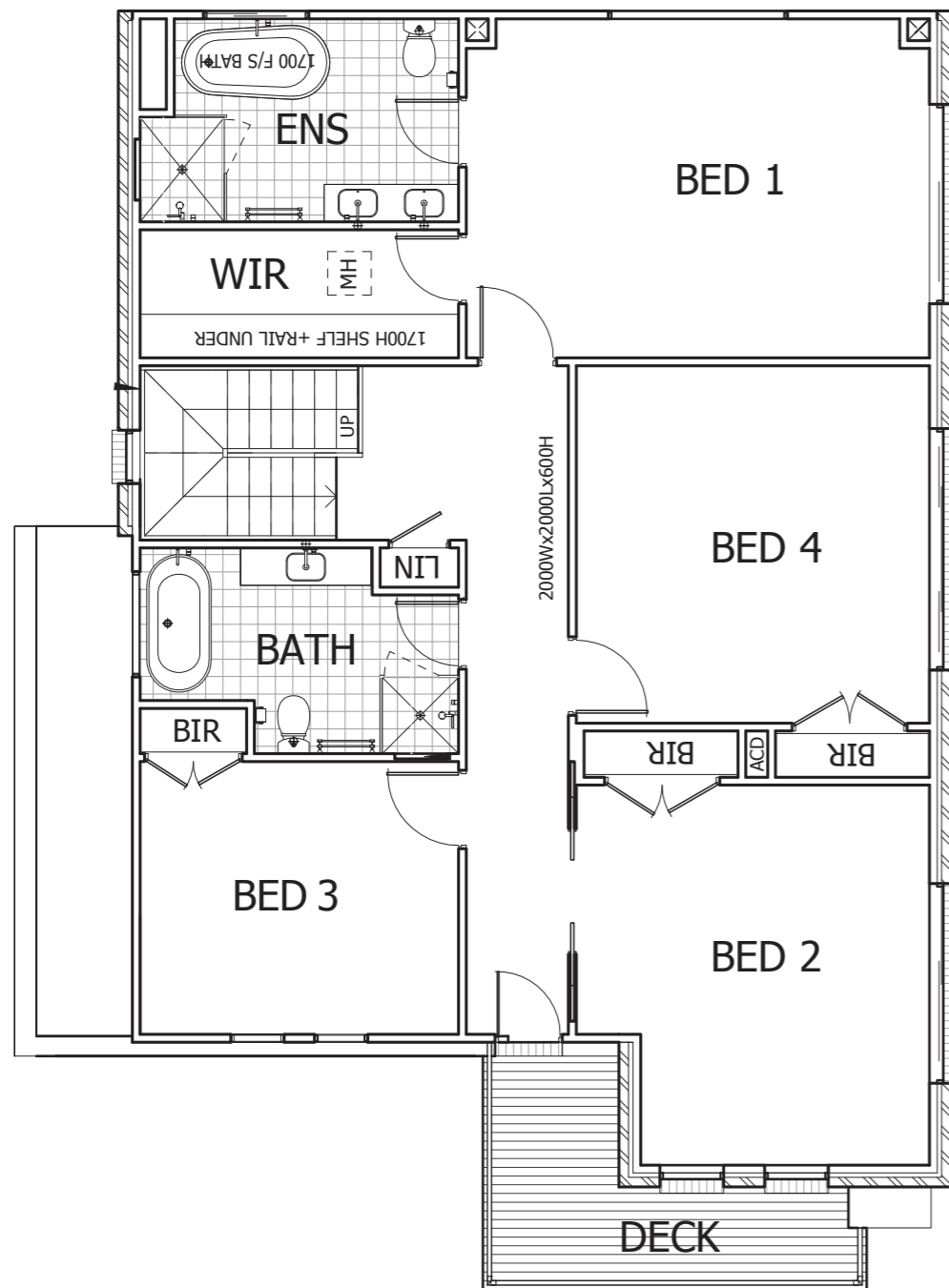
- Planting a 2m feature in the front garden
- Using native planting throughout, but especially to create privacy where required.
- Adequate retaining walls and ag line drainage to remove excess water.
- Ensuring there is a flat lawn surface for general kids use and /or trampoline.
- Using natural river pebbles where appropriate.

Jacaranda of Balgowlah Heights includes brand new services (Water, Sewer, Gas, Electricity, NBN) and provision for three-phase power to cope with future demand for electric cars. The new driveway has an enlarged passing bay which could double as additional guest parking, and when it comes to the perfect school “kiss and drop” the side gate, with access the “grass road” on the school grounds, will remove the need to even walk up the driveway.

## Upgrades.

- **Throughout** - to stone tiles, including alfresco area
- **Pool** - Full Moasic tiling of entire pool
- **Pool** - Pool heating (gas)
- **Driveway** - motorised gate to the driveway
- **Alfresco** - Built-in outside 6 burner BBQ / benchtop with under-counter bar fridge. Includes 6 burner BBQ. Either on southern or Eastern boundary of the alfresco. Assume Caesarstone bench tops and under counter wine / drinks fridge.
- **Alfresco:** Cedar (or similar) battening to ceiling
- **Energy:** 5KW Solar PV system installed and Tesla powerwall battery installed.

Depending on timing, the prospective buyer will have the ability to have input across several of the internal items.



\* This floor plan is provided for indicative purposes only. Measurements are all in meters, approximate and not to scale. The vendor, agency and supplier will accept no liability for its accuracy. Interested parties are advised to make their own independent enquiries.





“We Are Passionate About  
Good Design, And Projects  
That Stand The Test Of Time.”

— JOSH & JAMES

## The Location.

Balgowlah Heights is one of the finest, most family friendly, and richly detailed real estate destinations in Sydney. The neighbourhood is extremely sought after, especially along the run to Balgowlah Heights Public School and the IGA. The suburb's homes are iconic representations of the region's real estate market and attract individuals and young families moving here with the plan to make the Balgowlah Heights the perfect place for their forever home.

## Amenities in the Neighbourhood.

For those moving to Balgowlah Heights there are several winning features at a stroll from the home like Balgowlah Public School and Rosey Pots Kindergarten a key driver for families, with the nearby Balgowlah Heights Village with IGA with alcohol, Post Office and multiple cafes all part of the attraction, and within walking distance.

Balgowlah Heights is located only 12km to the CBD, with buses dotted throughout and the ferry at Manly Wharf just down the hill. The area's shopping needs is addressed perfectly via Stockland Mall and numerous retailers offering comfort.



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0405 379 540 | 0414 604 504

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