

HOUSE & LAND PACKAGE

**\$589,300**



## Lot 133 Brush Creek , EDGEWORTH



**Lot Size** 450m<sup>2</sup>

### Location & Lifestyle

Be part of a boutique residential opportunity in Lake Macquarie with Brush Creek estate. This six-hectare pristine land is situated in the suburban area of Edgeworth and offer a relaxed lifestyle with nearby lively cafe precinct at Warners Bay, Newcastle beaches and CBD within an easy half hour drive.

### Home Design

#### Fairview MKIV Regal Facade

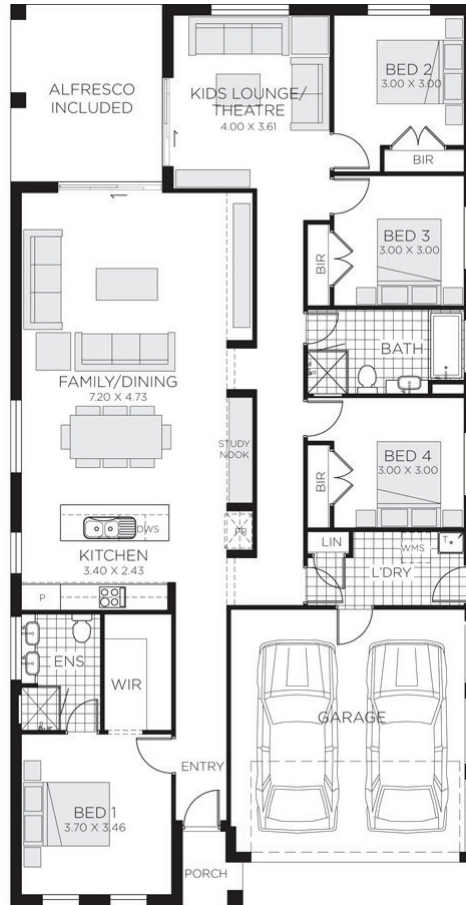
This design is all about fit, four bedrooms, separate theatre room, family sized laundry, all of this without compromising on its extensive open plan living zone. Long and lean whilst enabling sumptuous everyday living.

### Fixed Price Package Inclusions

- Quality Inclusions:
- 2600mm high ceiling to ground floor
- 20mm Caesarstone benchtop to kitchen
- Westinghouse appliances - oven, cooktop, rangehood
- 14 KW Daikin ducted air conditioning with two zones
- Timber laminate flooring to living, dining, kitchen and entry hallway; carpets to remainder
- Tiling to alfresco & patio
- BASIX requirements including rainwater tank
- Driveway and front path

For further information,  
please contact **Chris Stewart** on **0413-282-779** or  
email [chris.stewart@rawson.com.au](mailto:chris.stewart@rawson.com.au)





This site plan is for illustrative purposes only – not to scale.

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<b>Ground Floor</b>	167.67m <sup>2</sup>	<b>Porch</b>	2.1m <sup>2</sup>
<b>First Floor</b>	0.0m <sup>2</sup>	<b>Alfresco</b>	14.31m <sup>2</sup>
<b>Garage</b>	32.89m <sup>2</sup>	<b>Total</b>	216.97m <sup>2</sup> /23.36Squares

Disclaimer: Fixed for all lots with up to 1m fall across the site. Real Price Packages are subject to availability, developers design review panel, bushfire requirements & statutory approval. One Real Price to be determined upon tender requests for individual lots and may vary due to site conditions and statutory authority requirements. Whilst every effort is made to provide accurate information images are for illustrative purposes and intended to provide a visual guide only. Refer to individual contracts for final details. Details are correct at time of printing and subject to change without notice or obligation. Printed 14/03/2019

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