

**13 Brooke Wy, Sunshine Bay, NSW 2536**

G.J. Gardner. HOMES

**House For Sale**

Monday, 15 April 2024

13 Brooke Wy, Sunshine Bay, NSW 2536

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 609 m2**

**Type: House**



Emily Zahra

**From \$969,000**

SUNSHINE BAY HOUSE & LAND PACKAGE Please call Emily on 0434 677 654 or email [emily.zahra@gjgardner.com.au](mailto:emily.zahra@gjgardner.com.au)

Cleverly designed to suit sites that slope towards the front, the Windsor provides the perfect combination of separation and open plan living with simplicity and space at its heart. The upper floor provides large open plan main living spaces that seamlessly transition from front to back with sliding doors opening to the rear outdoor spaces on the high side of the site. With a large, centralised kitchen that flows through to a butler's pantry, entertaining is a dream. This four-bedroom home offers ample space for the whole family, including a lower floor bedroom and lounge room that is ideal for teenagers or guests. A striking yet elegant design, the Windsor encourages natural light and cross breezes to all areas of this home.

\*Price is subject to final contour plan, bushfire (BAL) report & council approval. \*Images in this listing are for illustration purposes only. Photographs and floor plans may not be truly representative of final designs. \*Package price is based on a standard floor plan and standard façade (may be smaller than façade shown). Package may be subject to developer's design review panel, council final approval and G.J. Gardner Homes procedure of purchase. Package price excludes stamp duty on land, legal fees and conveyancing costs (including transfer of title and searches). Prices are inclusive of GST and may change without notice. Package subject to two separate contracts. G.J Gardner Homes makes no guarantee the lot number advertised will be available at the time of purchase. Photographs may depict fixtures, finishes and features not supplied by G.J Gardner Homes. Excluded items include but are not limited to landscaping items such as planter boxes, retaining walls, water features, pergolas, screens, driveways and decorative items such as fencing and outdoor kitchens or barbecues. This design and illustration remains the property of G.J Gardner Homes and may not be reproduced in whole or in part without written consent. For detailed home pricing, please talk to a New Homes Consultant.