

21 Cupania Crescent, Garden Suburb, NSW 2289



House For Sale

Thursday, 4 January 2024

21 Cupania Crescent, Garden Suburb, NSW 2289

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 580 m2

Type: House



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\$1,112,700

Garden Suburb, located in the outskirts of Newcastle, New South Wales, offers residents a tranquil and family-friendly living experience. One of the significant advantages of residing in Garden Suburb is its leafy and suburban atmosphere, providing a serene environment for families and individuals. The suburb features well-maintained gardens, parks, and green spaces, contributing to a peaceful ambiance and promoting outdoor activities. Residents enjoy convenient access to local amenities, schools, and healthcare services, ensuring a comfortable and well-rounded lifestyle. Garden Suburb's strong community spirit fosters a warm and friendly atmosphere, creating a close-knit neighborhood ideal for those seeking a sense of community. The area's proximity to outdoor recreation areas, shopping centers, and the Newcastle CBD enhances its appeal, offering residents a balanced and fulfilling living experience in a suburban haven.

The Riviera design is one of our stand-out split level designs and is the perfect home to complement an uphill sloping site. The Riviera is well suited to a growing executive family and caters to the increasing trend of multigenerational living. Inside the home, a stunning entry awaits. With elegance and space surrounding you, you'll find the kitchen and primary living rooms on the mid floor. This central family area opens up to a large optional alfresco for covered backyard play and entertaining. The design also features a separate home theatre and rumpus room, plus five sizeable bedrooms - or convert the 5th to a study. The upper floor provides a casual retreat for the kids, which also opens to an enchanting deck to overlook your potential views. Consider a stunning open riser staircase to achieve a grand entry with higher ceilings.

Our Sapphire Collection of inclusions offers exceptional value and high quality. Plus, for a limited time, you can enjoy \$40,000 worth of bonus luxury inclusions*. Our Sapphire Inclusions package is one of the ways we ensure your home is of a high quality - both inside and out.

- BASIX and water tank
- Standard site costs
- Termite resistant frames and trusses
- Sarking under roof tiles
- Automatic Colorbond panelift garage door/s, includes motor & remote
- Flyscreens to all windows and sliding doors
- Artusi Italian-made stainless-steel dishwasher & microwave
- 900mm Artusi Italian-made cook-top & electric oven
- Luxurious 20mm stone kitchen benchtops
- Soft close kitchen drawers and doors
- Daikin Inverter Ducted Air Conditioning (single zone)
- Square set ceilings to living area
- Laundry fit out with Polytec cabinetry

For more information on this package, or for anything else, please reach out to me directly over the phone or via my email.*CONDITIONS APPLY - Bundle price excludes costs associated with land purchase (eg. legal fees, stamp duty and property searches etc). Bundles and pricing are based on current preliminary developer land information and are subject to developers design review panel, land registration and statutory/regulatory authority requirements (eg. Council, BASIX, Mines, Bushfire Regs etc) as well as soil assessment, contour survey and engineers reports. See inclusions list for standard inclusions. Pictures shown are for illustrative purposes only. Montgomery Homes reserves the right to revise plans, pricing and all specifications without obligation or notice prior to payment of a commencement fee. Site cost allowances are based on average site costs and may vary per individual site. Clients are responsible for tree and vegetation removal as well as scraping the site to a depth of 50-75mm prior to construction. Designs and plans are copyright protected and remain the property of Montgomery Homes Pty Ltd at all times. Estate: "Garden Suburb"