

23A Frederick Street, Dudley, NSW 2290



House For Sale

Friday, 22 December 2023

23A Frederick Street, Dudley, NSW 2290

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 303 m2

Type: House



Steve Slisar

0492933123

\$1,188,888

Dudley, nestled along the scenic coastline of New South Wales, offers residents a coastal haven with a unique blend of natural beauty and suburban convenience. The primary advantage of living in Dudley is its proximity to pristine beaches, providing residents with opportunities for surfing, coastal walks, and a relaxed seaside lifestyle. The suburb's picturesque landscapes and well-preserved natural surroundings create a serene ambiance, appealing to those seeking tranquility without compromising on modern amenities. Dudley maintains a close-knit community atmosphere, fostering a friendly environment that's ideal for families and individuals alike. The area is well-connected to local amenities, schools, and healthcare services, ensuring a well-rounded and comfortable lifestyle. With its coastal charm, community warmth, and easy access to both natural attractions and urban conveniences, Dudley stands as an inviting destination for those desiring a harmonious and fulfilling living experience on the New South Wales coast.

Make yourself at home in the Corsica 2 199, a split level home design from our range for Sloping Sites. Spread over two levels, this home features four bedrooms and two bathrooms, with the option of adding a third bathroom to the lower floor. With two separate living areas, the upper floor embraces the family space by creating a contemporary and functional open plan kitchen and living area. Designed specifically for sloping, narrow sites with a 12.46m wide frontage, this home includes space for one car. Consider the lower floor as an optional self-contained flat for those regular guests - just add kitchenette!

Our Sapphire Collection of inclusions offers exceptional value and high quality. Plus for a limited time, you can enjoy \$30,000 of bonus upgrades for only \$3,000*. 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 panel lift 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
Three coat Premium Taubmans paint *(internal walls)
Alfresco entertainment area
Daikin ducted air conditioning system
Quality flooring throughout
Laundry fitout 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: "Dudley"