

**6 Reedy Place, Malua Bay, NSW 2536**

G.J. Gardner. HOMES

**House For Sale**

Saturday, 13 April 2024

6 Reedy Place, Malua Bay, NSW 2536

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 285 m2**

**Type: House**



Emily Zahra

**From \$1,176,600**

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

An abundance of living space, both inside and out, makes the Stamford the ideal family home. A separate ground floor bedroom with a bathroom and office space is ideal for teenagers or guests, while the upper floor features a separate kids' zone with activity room and family bathroom. Entertaining is covered thanks to the luxurious centralised kitchen with butler's pantry overlooking light filled open-plan living areas. A separate semi-open lounge to the front, featuring an integrated balcony enhances the feeling of space. Sliding glass doors open to the rear to reveal a covered alfresco area allowing cooling cross breezes to flow through the home. With an impressive two storey frontage, the Stamford is designed for steep sites that slope down to the front of the 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.