

# 7A Powell Street, West Wallsend, NSW 2286



## House For Sale

Friday, 22 December 2023

7A Powell Street, West Wallsend, NSW 2286

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 476 m2**

**Type: House**



Stephanie Etwell  
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**\$833,100**

West Wallsend, located in the Hunter Region of New South Wales, offers residents a serene and community-oriented living experience. One of the key benefits of residing in West Wallsend is its peaceful suburban setting, providing a tranquil environment for families and individuals. The suburb features a mix of housing options, from traditional homes to modern residences, catering to diverse preferences. Residents enjoy convenient access to local amenities, schools, and healthcare services, ensuring a comfortable and well-rounded lifestyle. West Wallsend's strong community spirit fosters a warm and friendly atmosphere, creating a close-knit neighborhood ideal for those seeking a sense of belonging. The area's proximity to natural attractions, including bushland and outdoor recreation areas, provides opportunities for leisure and relaxation. With its suburban charm, community warmth, and accessibility to essential services, West Wallsend stands as an inviting destination for those looking for a balanced and fulfilling living experience in the Hunter Region.

The Avoca 210 is a single storey design perfectly suited for level sites with a 13m frontage or more. This design features an open living area, including a separate home theatre room, and four bedrooms. With a secluded master bedroom with generously sized dual walk-in robes and ensuite, open plan kitchen - featuring a contemporary butlers pantry, and the secondary bedrooms separate to the main living area, this home is perfect for modern family living. A highlight of this home is the modern and functional mud room to help keep dirt and mess at the door. The mud room provides ingress from the garage to the butlers pantry - a convenient access point for arriving home with groceries, school bags and shoes.

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: "West Wallsend"