

**18 Sunflower Boulevard, Calderwood, NSW 2527**



**House For Sale**

Monday, 8 July 2024

18 Sunflower Boulevard, Calderwood, NSW 2527

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 207 m2**

**Type: House**



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**\$899,000**

We are delighted to offer 8 brand new homes to the market at Calderwood Valley. The 'Valley Views' estate is nestled within the breathtaking landscape of the Illawarra. Due for completion in October 2024, take advantage of lower prices for a limited time while construction is still underway. With two deposits already secured, act quickly to avoid missing out.

**KORE Features.** All bedrooms featuring walk-in robes . Open plan flowing family kitchen, dining and living area. Kitchen featuring 20mm Caesarstone benchtops, stainless steel appliances, tiled splashback & soft close cabinetry. Main bathroom upstairs with freestanding tub and separate semi-frameless shower screen. Offering three separate living spaces . Benefit of additional powder room on ground level. Reverse-cycle heating & cooling ducted air conditioning & LED downlights throughout. Timber vinyl and carpet floor furnishings throughout. Work from home/office space positioned off the entry . Rental return approx. \$730 - \$750 per week . Future planned amenities include schools, childcare centres, parks, playgrounds, sports facilities, walking paths, cycling trails, and a vibrant village and town centre, and established Tavern Proudly developed by Bellriver Projects. Established in 1993 Bellriver is an Australian family owned developer & builder ranked as one of New South Wales' major home builders

**Location Features (all approx.):** Sutherland Shire - 45 mins. Sydney CBD - 90 mins. Wollongong CBD - 27 mins. Illawarra Highway - 12 mins. Shellharbour Hospital - 17 mins. Albion Park Train Station - 11 mins

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