

**23 McDuff Avenue - Huntlee (3604), North
Rothbury, NSW 2335**



House For Sale

Monday, 1 July 2024

23 McDuff Avenue - Huntlee (3604), North Rothbury, NSW 2335

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 697 m2

Type: House



Ben Justin

0249383910

\$805,000

Backed by MJH Group's size, strength and reputation, Complete by McDonald Jones provide you with uncomplicated living solutions by removing the stress and uncertainty of building with this home being no exception. This quality home is a full turnkey package with a \$15,000 deposit and the remainder to be paid on completion (occupation certificate). Presented on a 697sqm allotment, the Fernley 28 with the Heritage façade is designed for modern Australian living with 4 bedrooms, 2 bathrooms and double garage. Enjoy a lifestyle 10-minutes from the world-renowned Hunter Valley Vineyards and only 1.5km from Huntlee Tavern and Coles Huntlee Shopping Precinct. This home features (but not limited to):- Fisher and Paykel appliances- Tap to rear of refrigerator space- Freestanding bath to the main bathroom- 20mm stone benchtops to kitchen and wet areas- Gas cooktop- Concrete slab structurally designed by qualified engineers- Truecore steel frame- Actron reverse cycle ducted air-conditioning- Six (6) Iconic USB double power points- Six (6) Cat 6 Data points- Three (3) TV points- 45 minutes to Newcastle, 90 minutes to Sydney.- 20 minutes to Cessnock, Maitland, Singleton and Kurri Kurri* \$15,000 single deposit with the balance required upon issue of the Occupation Certificate Side and rear fencing and front landscaping is included by Huntlee (developer) Approximate Council Rates: \$300 p/q Approximate Water Rates (supply charge): \$217 p/q Images are for illustrative purposes and are shown as a guide only. Any material, finishes or renders shown are purely an expression of the artist and may depict fixtures, finishes and features not supplied by Complete by McDonald Jones such as alfresco decking, window and household furnishings and landscaping. Images may also depict optional variations to the house which incur additional charges.* The \$15,000 Deposit is offered on the package price with the balance required upon issue of the occupancy certificate. McDonald Jones Communities Pty Limited T/A Complete by McDonald Jones reserves the right to modify designs or specifications without notice. Standard inclusions apply to list price. Facade renders are shown as a guide only. Images may also depict optional variations to the house which incur additional charges. © McDonald Jones Communities Pty Limited. All rights reserved. No part of this brochure may be reproduced, stored in a retrieval system or transmitted in any form or by any means without the prior written permission of Complete by McDonald Jones. ABN: 42 603 418 364 BLC: 280160C