

4 Turtle Rise, Bonville, NSW 2450

House For Sale

Tuesday, 2 July 2024



4 Turtle Rise, Bonville, NSW 2450

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 540 m2

Type: House



Timothy Deans

0256062676

\$1,074,426

House & Land Package by Stroud Homes Coffs Harbour

SITE COSTS
M Class Slab- Site Works to 500mm- \$4,000 Bushfire Mitigation Allowance- 60m² Exposed Aggregate Driveway Allowance-Traffic Control Plan Allowance- 3,000lt Kingspan Water Tank & pump Installed- site fencing, silt fencing, site toilet Included-Council fees, levies and Insurances Included

FULLY LOADED INCLUSIONS
With over 90 FULLY LOADED inclusions, your home will come packed with everything you need to move in! Here are some of our highlight inclusions;- 900mm stainless steel freestanding cooker- Choice of built in 700mm rangehood OR 900mm stainless steel rangehood, entirely ducted to eave- Stainless steel dishwasher- Soft close to cutlery drawer- Piering included ("P" sites excluded)- Independent handover inspection- Frameless mirrors standard- Front entry door, as per brochure- Flyscreens to all windows- Barrier screens to all sliding doors- Tiles to porch area- Clothesline- TV antenna- Downlights to living areas, bedrooms and bathrooms- Bulkheads above the overhead cupboards

ADDITIONAL INCLUSIONS
- Tiled Smart wastes to all wet areas- Soft close kitchen cabinetry- Gainsborough G1 & G2 Series Door handles- Full Basix Package- Tri Coloured LED downlights throughout- Clipsal Iconic light switches & power points- 68x18 Pine skirting & architraves throughout- Option of Vinyl Planking or Tiles to all living/hallway & kitchen areas.- 300x300 tiled shower niche with stone shelf to all showers- Option of wall mounted or floor mounted bathroom vanities- Handless overhead cupboards to kitchen- Professional Photography of home on completion-Recessed sliding doors to all alfresco areas- Rinnai Instant Gas hot water system

ABOUT WILDFLOWER 256
The design allows the master bedroom and alfresco areas to overlook a pool and gardens providing an 'everyday resort' feel. The Wildflower 256 has flowing, connected living areas yet the children have their own area to retire to when they want. A generous ensuite opens up with an innovative entry design. Our popular galley kitchen features a double-door pantry: get serious about cooking!

ABOUT SAWTELL COMMONS ESTATES
Sawtell is a gem of the New South Wales Mid North Coast known for its pristine beaches, iconic Main Street, and warm and welcoming community. Nestled between the mountains and the sea, surrounded by crystal clear estuaries and national parks, the unique atmosphere makes Sawtell the perfect recipe for a relaxed lifestyle. The seventy year old iconic fig trees shade picturesque First Avenue and boasts a rich café and restaurant culture, great shopping, a heritage cinema, clubs and pubs. Sawtell's unmatched lifestyle includes safe patrolled beaches, renowned board riding locations, fishing, golf, swimming, tennis, surfing & boating. It's easy to relax in this peaceful sanctuary set in the quiet of nature yet so close to the bustle of Sawtell village. Located almost centrally between Sydney and Brisbane and boasting one of the best regional airports, the major cities are readily available. At Sawtell Commons you really stay connected to the outdoors and nature. Wide open parklands with BBQ facilities means the kids can run free and enjoy a game of cricket or soccer or get the family together for a picnic or celebration. A kid's playground will keep the little ones occupied and a community garden provides everyone the firsthand experience of sustainable living. Access to the Bongil Bongil national park is effortless to explore by foot or bike using the planned pathways and cycleways. Kayaking and paddle boarding down the beautiful Bonville Creek to the ocean is an experience not to be missed.

ABOUT TIMOTHY DEANS, Sales Consultant, Stroud Homes Coffs Harbour
Tim Deans is an experienced Sales Consultant for Stroud Homes Coffs Harbour. With a wealth of experience in home design, site evaluations and building knowledge, Tim ensures every step towards your new home is informed and precise. Being a local to the Coffs Coast, with strong connections to local Land Developers and Estate agents, Tim is also well positioned to assist in selecting the best allotment for your Dream home. Call Tim today on 0422 462 676 to start the journey to your New Dream Home.

ABOUT STROUD HOMES
With more than 20 years of design and building experience, Stroud Homes has a proven track record of success and a strong reputation for exceptional service and superior quality. The man behind the locally owned brand is James Stroud. Stroud Homes has a great reputation as an award-winning builder. We can provide simple and cost-effective advice, from our designs or yours. How do we do it?
1. Unbeatable buying power via excellent supplier relationships
2. Commitment to continuous improvement to customer service and quality
3. Pre-pricing new homes on vacant land
Stroud Homes care about our customers and we do what we say we're going to do. We take the time to listen and work alongside our customers every step of the way, so the end result feels just right, like home.

CONSUMER PLEASE NOTE
Consumer please note: Stroud Homes is not a real estate agent, cannot sell land and will refer you to a licensed agent to complete any land purchase. Stroud Homes has used the price (as advertised by local real estate agents) for the block of land referred to in this package. Using this advertised price allows us to helpfully provide you with a price that is more realistic because we've tailor fit the home to the land - considering site works, water and sewer pipe and electrical lead - in lengths and other site specific items. Images and photographs are an example only and may have representations of fixtures and upgraded items not included in the

package price or Fully Loaded Inclusions of Stroud Homes. See Stroud Homes website for House & Land Package Terms & Conditions