

**712 Windward Parade, Coffs Harbour, NSW 2450**

**HibbardHomes**

**House For Sale**

Friday, 12 July 2024

712 Windward Parade, Coffs Harbour, NSW 2450

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 745 m2**

**Type: House**



James Barry

1300726337

**\$899,000**

4 Bedroom home on a large level block of land in Elements Estate it is within walking distance to CEX Coffs International Stadium, Coffs Coast Sports and Leisure Park, Coffs Harbour Leagues Club, GP Super Clinic and nearby Ampol Foodary for a quick meal or treat. This sought after Estate is also in very close proximity to Southern Cross University Campus, TAFE, and secondary education facilities as well as the Coffs Harbour Base Hospital and Specialist Centre with a short drive to stunning beaches and the town centre. Based on land price \$410,000 & Fixed Site/Turnkey Build \$489,000 INCLUSIONS Panasonic ducted reverse cycle air conditioning throughout 2kW Photovoltaic solar system with 5 solar panels with 2kW inverter. 20mm manufactured stone benchtops Carpet to bedrooms/media/activity Remainder: Tiles or Vinyl Alfresco/ Porch: Tiles Vertical blinds (excluding wet areas and garage). Driveway: Plain Concrete. Garage floor 2 coat epoxy system. 1800mm high Colourbond fencing & gates Turf to entire block including nature strip. Garden Beds: plants, mulch/wood chip over weed matt & metal edging. Decorative Gravel: Installed in areas less than 2000mm wide. Clothesline, Letterbox, TV Antenna Fly Screens: Fibreglass mesh to all opening windows & external sliding doors. ALSO INCLUDED ARE THE FOLLOWING INCLUSIONS Teka Tegranite Double Bowl sink, Teka Cooktop, Teka Oven, Teka Dishwasher & integrated rangehood Robe Doors: Mirror finish with white melamine shelf with silver hanging rail, including one bank of four open shelves. Linen Doors: Vinyl with Four white melamine shelves. Nugleam Contour Back to Wall wc with Soft Close Lid White. Shower Set: Alder ECO Dual Elite Rain Shower + Rail HS375. Ducted Exhaust Fan: Clipsal 250mm Exhaust Fan Round White to Bathroom & Ensuite Hinged Internal Doors: Accent Range (HAG4 OR HAG9). Front Entry 1200mm Door Furniture: Lane Grande Smart Lock System Black. Physical termite barrier to perimeter & control joints. 3000L slimline watertank Skirting & Architraves 66x18mm Bevel Sisalation: Wall Insulation: Minimum R2.0 to External Walls Ceiling Insulation Minimum R3.5 excluding external roof areas. Bathroom/Ensuite/Wc: 1050mm high tiled feature wall. Wattle three coat paint system to internal walls Locks: Key locks to all windows. If you would like to know more about how we can make building your dream home a reality, contact James Barry 0400 665 189 for a free consultation today. This puts you under no obligation whatsoever. It's an opportunity for you to discover how we can build a home that's as unique as you. \*Photographs, artist impressions and other pictures shown here are for illustrative purposes only and may show fixtures, fittings or finishes which differ from the inclusion list for each home. Please speak to James Barry 0400 665 189 today to discuss this home and inclusions. Hibbards is not the registered owner nor agent of the land advertised therefore can not control the price of land. Hibbards are marketing its concept design which may not suit all purchasers. Due care has been taken in siting, design and pricing based upon current information correct at time of publication. Terms and Conditions apply