

# ADDRESS AVAILABLE BY REQUEST, Erina, NSW



## 2250

### House For Sale

Saturday, 29 June 2024

ADDRESS AVAILABLE BY REQUEST, Erina, NSW 2250

Bathrooms: 4

Parkings: 2

Area: 516 m2

Type: House



Henry Williams

**\$1,181,700**

Don't miss this rare chance to secure a house and land package in the highly sought-after area of Erina, NSW! Whether you're a first home buyer or an investor, this offering is designed to exceed your expectations with top-tier inclusions and a prime location. Introducing the Clarke Homes Duke Model A stunning 2-story home featuring 4 bedrooms, 3 bathrooms, 2 living areas, including a large rumpus room. Enjoy a huge walk-in robe, double vanity in both the ensuite and main bathroom, and open plan living with a spacious kitchen that includes a walk-in pantry. Relax in the large alfresco area perfect for entertaining.

Package Highlights: Standard Site Costs PLUS allowances: \$100,000 allowance for additional site cost due to 1.2M Flood zone and \$50,000 Landscaping allowance INCLUDED in price

Energy Efficiency: Double glazed windows throughout

Elegant Exteriors: Concrete driveway, brick exterior walls, and a choice of Colorbond steel roof or concrete tiles

Stylish Interiors: Timber laminate and carpet flooring throughout

Gourmet Kitchen: 900mm Artusi kitchen appliances, 20mm stone benchtop, undermount sink, and dishwasher

Comfort & Convenience: Built-in robes, 40 LED downlights, ceiling fans to bedrooms, and an automatic double garage door

Quality Finishes: 3-coat paint system for vibrant, long-lasting walls

Modern Bathrooms: Tiled for easy maintenance and a polished look

Climate Control: 2 x split AC systems or ducted AC for year-round comfort

Ask about our top-of-the-range Bells Inclusion list for even more luxurious features! This house and land package in Erina offers a unique opportunity to secure a home in a prime location with all the modern conveniences you desire. Contact us today to secure your dream home or investment property in Erina!