

**Bridge St, Morisset, NSW, 2264**



**House For Sale**

Friday, 16 August 2024

**Bridge St, Morisset, NSW, 2264**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Phil Haley

## Morisset. land registered ready to build on

For the first ten sales we will add 2.7m ceiling height + second split AC to the upgrade list of inclusions at the listed price. This applies to all new off the plan projects in the Central Coast & Newcastle region (includes Hunter Valley).

FIXED PRICE Land & Home Build.  
NO Hidden Surprises.

Please be aware that we are also able to BUILD DUAL KEY HOMES ON SOME LOTS subject to council approval; The result of this will enable rental income of better than dollar for dollar so perfect for investors or families that would like a home plus income. Please ask for details if this is of interest to you.

Enjoy Central Coast living at its best, a short trip down to Lake Macquarie for some fishing or a day on the boat with the family.

Your search starts and ends here, with 4 generous sized bedrooms with 3 with built-ins and the master with a walk-in robe. Large open plan kitchen dining and family room which leads out to the undercover alfresco.

Speak to us today to discuss how we can help.

UPGRADE SCHEDULE for early bird buyers:

- \* Provide hinged security screen door to rear entry laundry door
- \* Provide a single 2.5hp (6kw) split system air conditioner
- \* Provide and install upgraded front feature door in lieu of standard inclusion
- \* Provide alfresco under main roof with decorative spray finished concrete floor
- \* Provide additional floor tiling ( square pattern) as per attached footprint
- \* Provide & Install slimline water tank where shown on plan drawings
- \* Provide & lay 20mm Stone kitchen bench top to main dwelling only
- \* Provide and install LED down lights throughout main dwelling

DUAL KEY UPGRADE SCHEDULE:

- \* Provide a single 6kw split system air conditioner to Units 1 & 2
- \* Provide and install upgraded front feature door in lieu of standard inclusion to Units 1 & 2
- \* Provide alfresco under main roof with decorative spray finished concrete floor to Units 1 & 2
- \* Provide additional floor tiling (square pattern) to Units 1 & 2 as per attached footprint
- \* Provide & Lay 20mm stone bench top to kitchen of main dwelling only
- \* Provide & Install LED Downlights throughout internal area of main dwelling ONLY
- \* Partiwall separation between Units 1 & 2
- \* Provide & install separate meter services, for each unit I.E gas , water & electricity & Telstra
- \* All statutory lodgement & section 94 Contribution fees included
- \* Side gates to each unit included

For full brochures, floor plans & prices call Phil on 0412 355 020.

WE ALSO CAN OFFER DUAL KEY OPTIONS ON ANY LOT SUBJECT TO COUNCIL APPROVAL.

AREAS IN WHICH WE OFFER LAND & HOME PACKAGES INCLUDE:

- CAMERON PARK
- CLITTLEIGH
- EDGEWORTH
- GILLIESTON HEIGHTS
- PAXTON
- RAWORTH
- RAYMOND TERRACE
- RUTHERFORD
- SINGLETON
- THORNTON
- WADALBA
- QUEENSLAND

For more information and full brochures, floor plans & prices call Phil on 0466 969 164

\*Floor plans and images should be considered as a guide only. Detailed plans and facades will be confirmed to prior to exchange of contracts.