

# Lot 2178 Songlark Avenue, Warnervale, NSW 2259

## House For Sale

Wednesday, 26 June 2024

Lot 2178 Songlark Avenue, Warnervale, NSW 2259

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



Brett Croucher



Carmel Lonergan  
0437983332

**\$995,000**

The clever design of The Bonville 195 is ideal for families or downsizers. It blends practicality with modern living. The thoughtful layout provides a private master retreat at the front of the home complete with a stylish ensuite and walk-in robe for added luxury. The premium kitchen boasts a walk-in butler's pantry and a stunning island breakfast bar where entertainers will thrive. The combined living/dining space with seamless indoor-outdoor flow is where stories are shared, and celebrations remembered. Your new home has four robed bedrooms, two stylish bathrooms and a double lock-up garage. Our professional team of designers carefully selects contemporary finishes and fixtures. Attention to detail is evident from the moment you arrive. Charismatic and bold, the Nickel colour scheme brings real personality to your home. The sleek combination of smoke, stone and charcoal lends itself to an industrial theme. Situated on a 450m<sup>2</sup> block, this home will be absolutely complete when you get the keys, all you'll have to do is move in and make it yours. Turnkey

Inclusions:

- Keep cool in summer and warm in winter with reverse cycle air-conditioning and save on electricity costs from the solar panels.
- Modern timber laminate flooring from the entry right through the high traffic and main living areas with matched tiles in the bathroom and ensuite.
- Quality inclusions including Colourbond roof, modern Caesarstone bench-tops, Caroma bathroom fittings and Westinghouse appliances.
- Four generous bedrooms offer mirrored built-in robes and large windows to maximise the natural light.
- Separate master suite featuring walk in robe and ensuite plus extras like stone benchtops and soft close cabinetry.
- Fully fenced and landscaped including driveway, letterbox and washing line - all you need to do is move in.

Construction underway, ready to move in Spring 2024. Experience the AVJennings difference first hand by visiting our furnished AVJennings Showcase Homes located at our Sales and Information Centre. You get more with AVJennings. We have fixed price costs with single contract, ready to move into homes, and there are no progress payments along the way. Opportunities like this are rare so act quickly to avoid disappointment. Call one of our friendly Sales Consultants today.