

**Lot 28 Corindi Rise Estate, Corindi Beach, NSW 2456**



**House For Sale**

Wednesday, 3 July 2024

Lot 28 Corindi Rise Estate, Corindi Beach, NSW 2456

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 517 m2**

**Type: House**

**\$790,870**

House & Land Package by Stroud Homes Coffs Harbour SITE COSTS- M Class Slab- Site Works to 500mm- \$4,000 Bushfire Mitigation Allowance- 60m<sup>2</sup> Broom Finished Concrete 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 ELLENDALE 182** The Ellendale 182 is a compact house plan, yet full of features, making it the perfect home for young families or those looking to downsize. The master bedroom is found at the front of the home, complete with an ensuite and walk-in robe. The three additional bedrooms are located at the rear left of the home. The open plan kitchen, dining and living areas are central to the Ellendale, and open out to the alfresco. A double garage, walk-in pantry and built-in robes are some of the extra highlights of this home.

**ABOUT CORINDI RISE ESTATE** This new coastal estate totals 37 residential allotments. The current Stage 1 release comprises of 15 allotments, where all blocks are conveniently located within a short 10-minute walk to Corindi Beach. Offering an affordable coastal lifestyle with nature reserves stretching to the south & pristine beaches to the east, you will enjoy being surrounded by an abundance of natural beauty, all at your doorstep. The community of Corindi Beach is conveniently situated north of Coffs Harbour & just a 10 minute drive away from Woolgoolga village which includes a major supermarket. Corindi Beach itself offers amenities such as a general store, the Amble Inn Hotel, post office, cafe, & pharmacy, ensuring you have easy access to everyday essentials. Home sites range from 450-618m<sup>2</sup> with average frontages of 15 metres. Most of the available lots will be level, while others include a spacious, level building pad. This will facilitate simple landscaping & reduce the need for extensive site preparation, allowing you to maximise your construction budget. If you have been searching for affordable well-located land to build your dream home or investment, now is the ideal time to secure your preferred homesite.

**ABOUT TIM 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