

LOT 3 12 Beresford St, Balaclava, NSW 2575

House For Sale

Tuesday, 2 July 2024



LOT 3 12 Beresford St, Balaclava, NSW 2575

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 702 m2

Type: House



Karen Clarke
0242079109

\$1,060,000

House & Land Package by Stroud Homes Wollongong
SITE COSTS
SM Class Slab
Site Works to 500mm
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
Reticulated gas
Homes sewerage treatment plant
ABOUT WILDFLOWER 256
Bright and Breezy – The HIA Award Winning 'Wildflower' design brings the outdoors in. The design allows the master bedroom and alfresco areas to overlook a pool and gardens providing an 'everyday resort' feel. The Wildflower 256 design has the option of a Split Level design. Our floor plans include the Front Lower, Front Higher and Side Split Level options, depending on the slope of your block. The Wildflower 256 has flowing, connected living areas yet the children have their own area to retire to when they want. A generous ensuite opens up with an innovative entry design. Our popular galley kitchen features a double-door pantry: get serious about cooking!
ABOUT KAREN CLARKE, Sales Consultant, Stroud Homes Wollongong
Karen is a new homes sales consultant for Stroud Homes. Her aim is to help you find the perfect home that suits your lifestyle and land lot. Overseeing your customer experience, Karen will ensure you are well informed throughout the build process and have a central point of contact throughout your journey with Stroud Homes Wollongong.
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