

lot 37 Eel Creek Close (Upper Warrell Creek Estate), Congarinni, NSW 2447



House For Sale

Wednesday, 3 July 2024

lot 37 Eel Creek Close (Upper Warrell Creek Estate), Congarinni, NSW 2447

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1 m2

Type: House

\$868,450

House & Land Package by Stroud Homes Coffs Harbour SITE COSTS* M class slab* Site works to 1.5m* \$10,000
Additional piercing allowance* 76,500lt Pioneer Colorbond Water tank & Pump Installed * \$6,500 Bushfire Mitigation Allowance* \$23,000 Septic system design & Install Allowance* 40l/m Underground Power Lead in Allowance* 60m² Broom Finished Concrete Driveway Allowance 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- Piercing 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- Handleless overhead cupboards to kitchen- Professional Photography of home on completion- Recessed sliding doors to all alfresco areas- Rinnai Instant Gas hot water system ABOUT AVOCA 198 Our Most Popular 'Traditional' Town Design. The Kingfisher 198 showcases an efficient galley style kitchen with a large walk-in pantry that forms a perfect 'chef's triangle'. The spacious master suite to the front of the home features our popular and innovative 'flo-thru' WIR/ensuite design. Enjoy refreshing cross-breezes with windows on every side of the home, as well as bright, airy open-living areas with large sliding doors leading to an undercover alfresco area. An open and inviting entry complements the front of the house yet maintains privacy for family living areas. Other features include a good sized media room, walk-in linen cupboard and spacious ensuite with double basins and large shower. A popular alteration to the design is to remove the wall between the media room and family to create a massive open living area. ABOUT UPPER WARRELL CREEK ESTATE This is the final release of allotments within the highly sort after Upper Warrell Creek Estate. The estate spans 170 acres of stunning country side, where Wallaby's frequent front yards and you feel you are miles from anywhere, yet only 8 minutes from Macksville's town centre. Each allotment has a building entitlement, underground power, sealed crossover and are due for Registration in the coming months. 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