

Ruby Road, Rutherford, NSW, 2320



House For Sale

Friday, 16 August 2024

Ruby Road, Rutherford, NSW, 2320

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Litsa Meleti

0466969164

Make the move to Rutherford

please call Litsa on 0466 969 164

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 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.

If you like a big block & want a 3 bedroom home with 150m² plus areas for a family to live in comfort & would like extra time to save more deposit then look no further.

Finished to a very high standard with upmarket finishes including engineered stone bench top. Split air conditioning system, downlights throughout the package includes double garage with remote controller.

SINGLE DWELLING UPGRADE SCHEDULE:

- * 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 Stone kitchen benchtop to main dwelling only
- * Provide and install LED downlights throughout main dwelling

OPTIONAL SECONDARY DWELLING UPGRADES (ON SOME ALLOTMENTS):

- * 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 benchtop to kitchen of main dwelling only
- * Provide & Install LED Downlights throughout internal area of main dwelling ONLY
- * Partition wall separation between Units 1 & 2
- * Provide & install separate metered services, for each unit i.e. gas, water & electricity & phone line.
- * All statutory lodgement & section 94 Contribution fees included
- * Side gates to each unit included

For full brochures, floorplans & prices call Litsa on 0466 969 164.

WE ALSO CAN OFFER DUALKEY 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

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