

# Lot 11 Sandhurst Crescent, Mollymook Beach, NSW 2539

G.J. Gardner. HOMES

## House For Sale

Friday, 12 April 2024

Lot 11 Sandhurst Crescent, Mollymook Beach, NSW 2539

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 510 m2

Type: House



Benjamin Dundas

0487383198

**From \$1,187,187**

Allow yourself to imagine the lifestyle you've always wanted in the home you deserve! The Benowa has been cleverly designed to afford all the members of the household with privacy. With three distinct and separate living areas this home will cater nicely to the busiest of families. At the centre of the home is the open plan living space with Kitchen Butler's Pantry dining and family rooms connecting directly to the outdoor covered Patio and Alfresco. The master bedroom suite is located at the front of the home with elegant ensuite and walk in robe while at the rear of the home is a kids space with bedrooms and family bathroom that surrounds a central activity room. A media room is tucked in behind the Kitchen and is the perfect place to relax and unwind. This house and land package comes complete with: - Carpet and Vinyl Throughout - Coast + Hyams Inclusions (ask consultant for info) - Beach Facade (additional facades available at extra cost) - Covered Alfresco and Porch - Standard Site Costs, Council Fees & BASIX assessment - Fixed Price until 28th February 2024 - House and Land subject to two separate contracts For detailed home pricing please contact us today! NOTE: Package price is based on a standard floor plan and standard facade (actual facade may be smaller than facade shown). Package may be subject to developer's design review panel, council final approval and G.J. Gardner Homes procedure of purchase. Package price excludes stamp duty on land, legal fees and conveyancing costs (including transfer of title and searches). Prices are inclusive of GST and may change without notice. Package subject to two separate contracts. The land is being sold in conjunction with the developer and G.J Gardner Homes makes no guarantee the lot number advertised will be available at the time of purchase. This design and illustration remains the property of G.J Gardner Homes and may not be reproduced in whole or in part without written consent. For detailed home pricing, please talk to a New Homes Consultant.