

# Lot 124 Proposed Road, North Rothbury, NSW 2335



## House For Sale

Tuesday, 23 January 2024

Lot 124 Proposed Road, North Rothbury, NSW 2335

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 329 m2**

**Type: House**



Jordan Maffey

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**\$739,900**

Eden Brae Homes has been independently assessed by iCIRT and awarded a 4-Star Gold rating, certifying we have the financial capacity, experience and capability to deliver a quality build you can trust. Nestled amongst the natural beauty of the Hunter Valley wine region, Huntlee, the proud winner of the 2023 UDIA award for excellence in masterplanned communities, offers the perfect mix of Hunter Valley charm, sustainable living, and urban convenience. Experience everything the Hunter Valley has to offer from acclaimed wineries and restaurants, to gourmet shops, golf courses, kids playgrounds and much more. Nestled in nature, you'll be just 45 minutes from the beautiful beaches of Newcastle and 90 minutes from the bright lights of Sydney. This Advantage Series Package Includes:- Advantage Series Luxury Standard Inclusions - Ducted air conditioning- Alfresco upgrade- Stone benchtop to kitchen- SMEG kitchen appliance package- Ceramic floor tiles from Builder's Range to entry, kitchen, meals & family room- Quality wool blend sisal carpet from Builder's Range to balance of home- Alarm System - 26 degree roof pitch- Front porch to suit design guidelines- Remote Controlled Garage Door- Plain concrete to alfresco (where applicable)- Driveway and path to entry- Roof Sarking Price shown includes Summer Sale Promotion (\$20,000 off the house price)\*Images shown are for illustrative purposes only\*Please note Facade & Colour Schemes cannot be changed due to estate guidelines Terms & Conditions for this house & land package is available on the Eden Brae Homes website. Package prices are based on standard home, standard facade and builder's preferred siting. All prices are GST inclusive. For a full list of inclusions and exclusions please speak to an Eden Brae sales consultant. Images above are for illustrative purposes only and may depict upgrade items and items not supplied by Eden Brae Homes such as landscaping, furniture and decorative items. Builders Licence Number 120300C  
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