

# LOT 145 THE STABLES ESTATE, Heatherbrae, NSW 2324



## Duplex/Semi-detached For Sale

Monday, 15 April 2024

LOT 145 THE STABLES ESTATE, Heatherbrae, NSW 2324

Bedrooms: 6

Bathrooms: 4

Parkings: 2

Area: 270 m2

Type:

Duplex/Semi-detached



Nicole Brown

**\$1,179,430**

Discover the Hidden Gem of Heatherbrae, NSW: Your Ultimate Investment Opportunity. Land Registration Q1 2025 PACKAGE INCLUSIONS; Executive Inclusions – Valued at over \$30,000 12 Month Price Lock Site costs for M Class Slab 100% Steel Frame and trusses Colorbond Roof Façade as shown Carpet and tiles throughout Coloured cove finished alfresco, driveway and porch 20mm stone bench top to kitchen Soft close doors and drawers Cold water point for fridge Wall hung vanities Shower niches Flyscreens to Windows 3 coat paint system LED downlights 1000mm wall tiles to bathroom & ensuite Subdivision and allowance for section 7.11 fees

Are u searching for the perfect investment opportunity in NSW? Look no further than the charming suburb of Heatherbrae! Nestled in the picturesque Port Stephens region, Heatherbrae offers a unique blend of tranquility, convenience, and investment potential that savvy investors are sure to appreciate. Here are some compelling reasons why investing in Heatherbrae, NSW, should be at the top of your list:

**Prime Location:** Heatherbrae enjoys a prime location with easy access to major cities like Newcastle and Sydney via the nearby Pacific Highway. This strategic location makes it an attractive option for commuters and investors alike.

**Rising Property Values:** With a history of steady property value appreciation, Heatherbrae presents an exciting opportunity for investors looking to capitalize on future growth. As demand for housing in the area continues to rise, property values are expected to follow suit, ensuring a lucrative return on investment.

**Strong Rental Demand:** Heatherbrae boasts a strong rental market, with low vacancy rates and high rental yields. Whether you're considering long-term rentals or short-term vacation rentals, investing in property in Heatherbrae promises to deliver consistent rental income.

**Abundance of Amenities:** Despite its tranquil setting, Heatherbrae offers an abundance of amenities to cater to residents' every need. From schools and shopping centres to recreational facilities and healthcare services, everything you could possibly need is right at your doorstep.

**Scenic Surroundings:** Surround yourself with the natural beauty of the Port Stephens region, with its pristine beaches, lush bushland, and stunning waterways. Heatherbrae's idyllic setting provides the perfect backdrop for a relaxed and laid-back lifestyle.

**Development Potential:** With ongoing infrastructure improvements and potential development opportunities on the horizon, Heatherbrae is poised for even further growth and prosperity in the years to come. Now is the time to invest and secure your stake in this thriving suburb.

Don't miss out on the opportunity to invest in Heatherbrae, NSW – the hidden gem of the Port Stephens region. Whether you're a seasoned investor or a first-time buyer, Heatherbrae offers the perfect blend of affordability, opportunity, and lifestyle. Get in touch with us today to explore the myriad investment options available in this burgeoning suburb. Your future awaits in Heatherbrae!

Before investing, it's important to conduct thorough research on the local market, consider potential expenses, and evaluate rental demand in the area. Additionally, consulting with a real estate agent or financial advisor can provide valuable insights tailored to your specific situation and goals.

Vision Homes reserve the right to alter any price without notice. All drawing and plans are subject to developers and/or authority approval and may vary depending on the outcome of their decision. In the event where amendments are required the drawings, plans and the advertised price of the proposed dwelling will vary accordingly. The purchaser acknowledges that the advertised price may vary due to factors outside the control of the builder. These photos and images are for illustrative purposes only and may depict upgrade options available from Vision Homes at additional charges such as lighting, window furnishings, landscaping, driveway, paving and windows. The price may also exclude features not supplied by Vision Homes such as gardens, fencing and decking. Any alterations and upgrades may incur additional costs. The price does not include stamp duty, legal fees or other costs incurred with the purchase of the land. Please consult a Vision Homes sales representative for further information and detailed pricing. All designs are the property of Vision Homes.

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