

# Lot 2040 Spoonbill Avenue, Warnervale, NSW 2259

## Sold Residential Land

Monday, 23 October 2023

Lot 2040 Spoonbill Avenue, Warnervale, NSW 2259

Area: 450 m2

Type: Residential Land



Brett Croucher



Carmel Lonergan  
0437983332

**\$492,750**

Embrace the space with a \$20k\* rebate! Secure the perfect block of land at Rosella Rise, Warnervale with a rebate of up to \$20k\* for a limited time! For a limited time only, we're offering a national rebate of up to \$20k\* to help you invest in a brighter future when you purchase land at Rosella Rise. With a diverse range of land lots to suit your needs, budget and lifestyle, you'll have a blank canvas to turn your dreams into reality sooner rather than later. Rosella Rise, the newest community to be created on the Central Coast by one of Australia's most trusted brands, AVJennings. With its own parks, pathways and even an amphitheatre, everything has been designed to bring neighbours together and enjoy an active life. Build your dream home at this perfectly positioned lot in Rosella Rise, Warnervale. Choose your own builder and design the perfect home to suit this 450sqm block of land. At Rosella Rise, you're already part of an established wider community, with the township of Warnervale right on your doorstep and the great outdoors of the Central Coast all around. - Registered land, ready to build - 500m to Warnervale Train Station - 14km to Westfield Tuggerah - Short distance to Wadalba Village Shops or Lake Haven Shopping Centre - 2km to Mackillop Catholic College - Close proximity to the new Porter's Creek Public School - Less than 15 minute drive to Tuggerah Lake - Family friendly reserves and tracks - Future Warnervale Town Centre showcasing retail stores, long child care centres, cafes and restaurants - Scenic 75 minute drive to Sydney and 50 minute drive to Newcastle. Disclaimer: Prices stated are subject to availability. Additional costs for stamp duty, utility connections, and statutory requirements may be incurred pending location of property. Images are indicative only. All descriptions have been prepared in good faith and with due care however may be subject to change without notice at any time. Purchasers should inform and assure themselves by inspection, independent advice or as otherwise necessary prior to purchase. ®Registered Trademark. ©AVJennings Properties Limited. ABN 50 004 601 503. Builders Licence 39168C. \*The AVJennings "Up to \$20K Rebate" Promotion commences 10am Thursday 24 August 2023 and continues until 5pm Tuesday 31 October 2023 unless all Preselected Lots are sold. The promotion applies to selected properties only. Offer conditional on strict compliance with AVJennings property purchasing procedures. See website for full terms and conditions at [www.avjennings.com.au](http://www.avjennings.com.au)