

# Lot 2113 Lapwing Road, Warnervale, NSW 2259

## Sold House

Tuesday, 15 August 2023

Lot 2113 Lapwing Road, Warnervale, NSW 2259

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 622 m2

Type: House



Brett Croucher



Carmel Lonergan  
0437983332

**\$1,150,000**

The stylish layout of the Boabee combines functional open plan living with modern design. At the heart of the entertainment area is a spacious kitchen boasting Caesarstone bench-tops, Westinghouse appliances and soft close cabinetry. The convenient butler's pantry makes for sleek storage. Double sliding doors flow out onto the backyard alfresco area, an ideal space for soaking up the morning sun. Internal entry from the secure double garage means easy access when unpacking the car. Seamless flow and wide, open interiors also cleverly consider liveability, practicality, and an active lifestyle. Presenting rich earthy tones, the Stone colour scheme is aspirational. The blend of darker shades with creams, taupes and whites are seamless. You'll fall in love with the warm bush inflection within this package. Situated on a 622m<sup>2</sup> block this home will be absolutely complete when you get the keys, all you'll have to do is move in and make it yours.

Turnkey Inclusions:

- Keep cool in summer and warm in winter with reverse cycle air-conditioning and save on electricity costs from the solar panels.
- Quality tiled flooring from the entry right through the high traffic and main living areas with matched carpet in the bedrooms and lounge.
- Quality inclusions including modern Caesarstone bench-tops, Caroma bathroom fittings and Westinghouse appliances.
- Five generous bedrooms offer built-in robes and large windows to maximise the natural light, any one of which could also double as a playroom or home office.
- Separate master suite featuring walk in robe and ensuite plus extras like stone benchtops and soft close cabinetry.
- Fully fenced and landscaped including driveway, letterbox and washing line - all you need to do is move in. Construction complete. Move into your brand new home now. Experience the AVJennings difference first hand by visiting our furnished AVJennings Showcase Homes located at our Sales and Information Centre. You get more with AVJennings. We have fixed price costs, single contract, ready to move into homes, and there are no progress payments along the way. Opportunities like this are rare so act quickly to avoid disappointment. Call one of our friendly Sales Consultants today.\*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.