

# Lot 2121 Galah Drive, Warnervale, NSW 2259

## House For Sale

Thursday, 24 August 2023

Lot 2121 Galah Drive, Warnervale, NSW 2259

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 607 m2

Type: House



Brett Croucher



Carmel Lonergan  
0437983332

**\$1,100,000**

Get way more value with your brand new AVJennings turnkey home! For a limited time, you can secure a \$25k bonus\* to help you move into your brand-new turnkey home sooner rather than later. T&C's apply. Living on a corner block has many advantages. The Arcadian maximises everyone. Its unique floor plan and attention to detail prioritise liveability. The premium kitchen boasts a walk-in butler's pantry and a stunning island breakfast bar where entertainers will thrive. The open-planned living/dining space with seamless indoor-outdoor flow is where stories are shared, and celebrations remembered. The study nook off the kitchen provides the perfect solution for home admin and storage, a central space for managing all sorts of household task. Your new home has five robed bedrooms, two stylish bathrooms complete with a free-standing bath and a powder room. The secure double-car garage with internal access is the perfect final touch. Delivering a crisp, fresh sophistication, the Porcelain colour scheme is timeless. With its clean and neutral tones, you can add your own personality through your furnishings and decor. Situated on a 607m<sup>2</sup> corner 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. • Modern timber laminate flooring from the entry right through the high traffic and main living areas with matched tiles in the bathroom and ensuite. • Quality inclusions including Colourbond roof, modern Caesarstone bench-tops, Caroma bathroom fittings and Westinghouse appliances. • Four generous bedrooms offer mirrored built-in robes and large windows to maximise the natural light. • Separate master suite featuring walk in robe and ensuite plus extras like stone benchtops and soft close cabinetry and external access. • Fully fenced and landscaped including driveway, letterbox and washing line - all you need to do is move in. Construction complete, move in 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 with 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. 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 Rosella Rise AVJennings Turnkey Home "\$25K Bonus" Promotion commences 10am 19 February 2024 and concludes at 5pm 30 April 2024 unless all Preselected Lots are sold. The promotion applies to selected properties only. Offer conditional on strict compliance with AVJennings property purchasing procedures. Visit the website for full terms and conditions.