

**Lot 3/18 Sketchely Parade, New Lambton, NSW 2305**

**House For Sale**

Friday, 24 May 2024



Lot 3/18 Sketchely Parade, New Lambton, NSW 2305

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 401 m2**

**Type: House**



Aaron Martin  
1300540948

**\$1,700,000**

Hudson Homes is excited to present this fantastic opportunity to secure a House and Land package in New Lambton, NSW! The Terracotta is a practical home with an understated elegance. The two-storey 4 bedroom plus study design offers the perfect solution for those wanting to maximize the size of their garden whilst still catering to the needs of the entire family inside. This home comes packaged with: H1: Smart Inclusions Package House facade as nominated Split System A/C Site costs and BASIX - BASIX 7 Full lined kitchen cabinetry with overhead cupboards and bulkhead HAIER 900mm Appliances Westinghouse recirculating pull-out rangehood Contemporary floating style bathroom vanity units Ceramic tiles to all bathrooms and laundry Tiling to entry, family, kitchen and meals areas Carpet to all other internal areas DULUX Paint System Automatic Colorbond garage door with 2 remotes Oyster style light fittings throughout Fully finished tiled outdoor alfresco Slimline water tank PLUSH Home + Land: Bonus Bundle 20mm Stone benchtops to Kitchen 2590mm ceiling heights (Ground Floor Only) Night/Day ducted Air Conditioning Coloured concrete driveway Laminate Floors to Entry/Hall/Kitchen and Living areas Dishwasher Microwave Ducted Rangehood 900mm Wide Appliances This also includes a COMPLIMENTARY SESSION in our Spectrum Design Studio which includes a free personal consultation with a professional interior designer! Plus much more! Speak to a Hudson Homes New Home Consultant who is able to specifically outline the fixtures, fittings and finishes you will receive. No Other Bonus Packages Applicable to H&L Packages\* With Hudson Homes you will also be provided professional consultations to help you select the colours and design features inside and outside your home. This will ensure that you have the perfect home designed to your own taste and personality. For further information please contact Aaron Martin at Hudson Homes on 0478 638 884. OUR GUARANTEES TO YOU At Hudson Homes, we understand the importance of time and money. And since delivering upon our promises to you is at the heart of everything we do, every customer is offered peace-of-mind and security with our fixed price guarantee and our time frame guarantee. Building a home shouldn't be a roller coaster ride of surprises and unexpected costs. From the moment you sign your HIA Building Agreement and your home has been approved for construction, your price will be absolute and final. No excuses. No hidden extras. No surprises. Just one fixed price. Guaranteed. Since we value your time, our Time Frame Guarantee means that we will complete your new home on time or we will pay YOU for every day it runs over. We are respectful of the fact that you need to make arrangements while your new home is being built and we know how excited you and your family are to move into your new home. So from site commencement, right through to practical completion, we will take responsibility for ensuring that the construction of your new home is given the priority it deserves, and we are committed to delivering your new home to you when we say we will. Quality homes backed by a solid commitment to deliver on time – that's the Hudson Homes difference. Disclaimer: Terms and conditions apply. Hudson Homes Pty Ltd reserves the right to alter any advertised price without notice. Home and Land packages are subject to developer design and statutory authorities approval. Photographs and other images are for illustrative purposes only and may show fixtures, fittings or finishes which are not supplied by Hudson Homes Pty Ltd, or which are only available in some designs or when selected as additional inclusions or upgrades above the standard specification. This may include landscaping, floor coverings, furniture, kitchen and bathroom accessories, light fittings, and other decorative items. Package pricing does not include stamp duty, legal fees or other costs incurred with the purchase of land. Please speak to a Hudson Homes New Home Consultant who is able to provide a fixed-price building contract that specifically outlines the fixtures, finishes, and features that you will receive. All plans and images are subject to copyright of Hudson Homes Pty Ltd ABN 92 623 431 685, Builders Lic: 15078318.