

# Lot 33 Proposed Road, Ulladulla, NSW 2539

G.J. Gardner. HOMES

## House For Sale

Monday, 15 April 2024

Lot 33 Proposed Road, Ulladulla, NSW 2539

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 522 m2**

**Type: House**



Benjamin Dundas

0487383198

**From \$1,285,733**

Designed to suit sites that slope toward the front of the home, the Toowong, set over three stylish levels, is well equipped to meet your family's lifestyle needs. Entering the home on the lower level, you find a lounge room or office, 2 bedrooms and a bathroom before heading upstairs to the open plan living space where a huge kitchen including island bench and butler's pantry overlooks the dining and family areas. An undercover alfresco area brings the outdoors in, creating a luxurious, relaxed, flowing space. Relax and unwind in the rumpus room upstairs and enjoy the benefits of an elevated living space that flows out onto the covered front balcony. Escape to the master bedroom suite with large well-appointed ensuite and walk in robe creating a private haven feel. With up to five well-separated bedrooms, three distinct zones and three bathrooms across three levels, the Toowong offers privacy and space for a growing family as well as guests. Allow yourself to imagine the lifestyle you've always wanted; in the home you deserve! This house and land package comes complete with: - Carpet and Vinyl Throughout - Coast + Hyams Inclusions (ask consultant for info) - Resort Facade (additional facades available at extra cost) - Covered Alfresco and Porch - Standard Site Costs, Council Fees & BASIX assessment - Fixed Price until 28th February - House and Land subject to two separate contracts For detailed home pricing please contact us today! NOTE: Package price is based on a standard floor plan and standard facade (actual facade may be smaller than facade shown). Package may be subject to developer's design review panel, council final approval and G.J. Gardner Homes procedure of purchase. Package price excludes stamp duty on land, legal fees and conveyancing costs (including transfer of title and searches). Prices are inclusive of GST and may be changed without notice. Package subject to two separate contracts. The land is being sold in conjunction with the developer and G.J Gardner Homes makes no guarantee the lot number advertised will be available at the time of purchase. This design and illustration remains the property of G.J Gardner Homes and may not be reproduced in whole or in part without written consent. For detailed home pricing, please talk to a New Homes Consultant.