

# Lot 427, Pembroke Avenue, Edgeworth, NSW 2285



## House For Sale

Friday, 26 April 2024

Lot 427, Pembroke Avenue, Edgeworth, NSW 2285

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Area: 671 m2**

**Type: House**



Bertrand Crabbe  
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Bawse Realty Sales Team  
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**\$994,045**

Market Rent = \$1200pw (Main Dwelling - \$750pw + Granny Flat - \$450pw) Inclusions:- Lifetime Structural Guarantee- 12 Month Fixed Price- 10% off Total Home Value (Promotion ends 30/04/24)- Fully Ducted Air-conditioning- Dishwasher- TV Antenna- Site Costs Included- Blinds to Windows- Quality Tiles & Carpet- 900mm European Stainless Steel Oven or Freestanding Cooker- 900mm European Stainless Steel Cooktop- 900mm European Stainless Steel Canopy Rangehood or Slideout Rangehood- Stone Benchtops to Kitchen with Soft Close Drawers & Doors- Window or Subway Tile (Ceramic) Splashback- Cutlery Drawers- Overhead Cupboards with Bulkhead- Provision for Built-In Microwave & Pot Drawer- Matt Laminate Joinery Finish- 1.5 Bowl Inset Sink- Sink Mixer- 500 x 500 Ceramic Tile Range- Standard Carpet Range to Bedrooms- Automatic Garage Doors- Fly Screens to Windows & Sliding Doors- Down Lights to Living Areas- Insulation to Walls & Ceiling (excluding Garage)- Basix Allowance Included- April 2024 Promotion (Ends 30/04/24) - \$56,005 Discount Already Applied- Solar Power Package Included- Plus Much, Much More...\*Other floor plans and façades available to choose from Optional Lifestyle Upgrades (at extra cost)- Bed 4 in lieu of Living- Alternate Kitchen Layout- Double Bowl Vanity to Ensuite- Double Garage- Living Room to Front About The Builder Quality Australian family-owned award-winning builder with decades of experience & a great reputation building quality homes - a part of the Clarendon Homes Group. About Bawse We are an Australian-owned Sydney-based boutique agency that specializes in brand new built homes - dual occupancy, duplexes, project homes, custom homes, knockdown rebuilds. We have in-house mortgage brokers who have access to 40 to 60 different lenders. We design Home & Land Packages to suit any budget. Our team of Property Specialists source vacant land for our client's builds in NSW, QLD, WA, SA and VIC. We are also happy to design homes to suit any block you may already have & ensure the entire project falls within your budget. We also manage our client's investment properties ensuring that we have tenants lined up to rent your new build right after key handover from the builder. Come experience the difference.\*Terms & Conditions Prices based on April 2024 Price List. Site costs is included. It is estimated & would be fixed for 12 months when you sign your Building Contract. Up until then is subject to change depending on site conditions when engineering reports are done. Land Price included. Images are for illustrative purposes only. This Home & Land Package comes with the Standard Façade. Different façades have different prices. Builder reserves the right to change prices at any time. Bawse Holdings Pty. Ltd. ABN: 68 605 222 777 Licence Number: 10100496