

# Lot 556 101 Molnar Cct, Oran Park, NSW 2570

edgewater  
HOMES

## House For Sale

Thursday, 19 October 2023

Lot 556 101 Molnar Cct, Oran Park, NSW 2570

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 410 m<sup>2</sup>

Type: House



Eva Frketic

**\$1,200,000**

\*These images are only indicative as the property is under construction. This Anita 29sq is the perfect home for entertaining, with the living, dining and kitchen areas flowing together. Complete house and land package, projected for completion by December 2023\*. Located within Ascot Grove, it is an expertly designed and built community backed by the reputation of Edgewater Homes' quality. With around 250 homes available in beautifully landscaped streets, and with a large central park and playground for the kids, you will feel a sense of community from the moment you arrive. Nestled between Harrington Grove and Catherine Park, Ascot Grove is perfectly located, with schools, shopping, and transport all on your doorstep. **PROPERTY FEATURES-** Brand new double-storey family home with modern façade- 4 bedrooms | 2 bathrooms | 2 car- Open-plan living and dining areas off the kitchen- Theatre room- Additional Leisure room and study on the upper level- Main bathroom with walk-in linen cupboard- Ducted air conditioning throughout- Master bedroom on the lower level has a spacious walk-in robe and ensuite, including a double vanity- Other bedrooms with walk-in robes- Entertainer's kitchen includes stainless steel 900mm appliances plus a gas cooktop- Quality Caesarstone benchtops throughout- Separate laundry with linen cupboard- Outdoor alfresco area- Double lock-up garage with internal access- Fully fenced, landscaped yard and driveway included **BONUS FEATURES-** Single contract purchase- Fixed price certainty- No construction loan is needed- \$10,000 deposit and no progress payments with the balance payable upon settlement- Peace of mind with a 50 Year Structural Guarantee To view other homes available, please visit the Edgewater Homes website; <https://edgewaterhomes.com.au/homes-for-sale> Price effective 18th October 2023. Please contact our Sales Team for a complete list of inclusions, house-specific façade drawings, and master drawings and view the actual house currently under construction. Edgewater Homes reserves the right to revise plans, specifications, materials, suppliers, change prices without notice, and the right to release houses for sale at their discretion, regardless of the stage of construction. Images and drawings (including landscape plans) are for illustrative purposes only, are to be used as a guide only, and may not be house-specific. Please obtain house-specific drawings from our Sales Team. Purchasers are advised to refer to the Contract for precise dimensions, specifications, and inclusions.