

# Lot 7522 Proposed Road, Melonba, NSW 2765

## House For Sale

Thursday, 30 May 2024



Lot 7522 Proposed Road, Melonba, NSW 2765

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 313 m2**

**Type: House**



Steven Silvestro

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**\$1,224,900**

Eden Brae Homes has been independently assessed by iCIRT and awarded a 4-Star Gold rating, certifying we have the financial capacity, experience and capability to deliver a quality build you can trust. Designed to make the most of a narrow block, The Ellenbrook is a double storey, 4-bedroom home designed for growing families. Featuring a multi-purpose room which could be a media room, study, kids playroom or anything that suits how your family lives. With multiple sizes and design options, find the perfect Ellenbrook for you. Newpark will soon boast its own school as well as two brand new schools in the neighbouring Elara Estate. Major retailers already have a strong presence in the area and also a variety of local shops that will ensure your day-to-day needs are well looked after. You will be just 10mins from Schofields train station and there are further rail extensions plans through Marsden Park. This Advantage Series Package Includes: - Advantage Series Luxury Standard Inclusions - Ducted air conditioning- Alfresco upgrade- Stone benchtop to kitchen- SMEG kitchen appliance package- Ceramic floor tiles from Builder's Range to entry, kitchen, meals & family room- Quality wool blend sisal carpet from Builder's Range to balance of home- Alarm System - Remote Controlled Garage Door- Plain concrete to alfresco (where applicable)- Driveway and path to entry- Roof Sarking Price shown includes the EOFY Sale Promotion\* Images shown are for illustrative purposes only Terms & Conditions for this house & land package is available on the Eden Brae Homes website. Package prices are based on standard home, standard facade and builder's preferred siting. All prices are GST inclusive. For a full list of inclusions and exclusions please speak to an Eden Brae sales consultant. Images above are for illustrative purposes only and may depict upgrade items and items not supplied by Eden