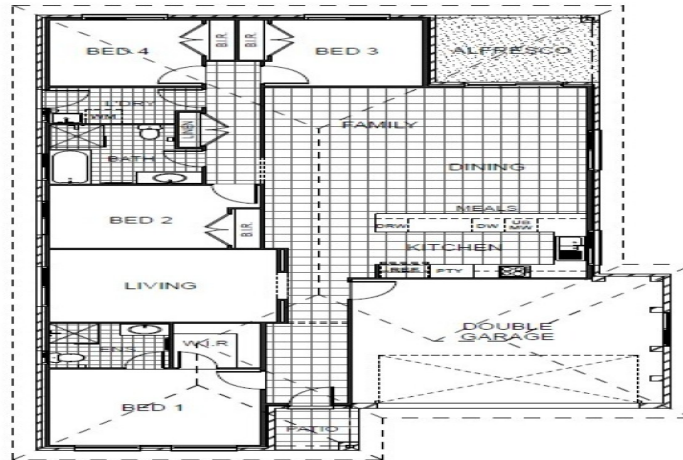
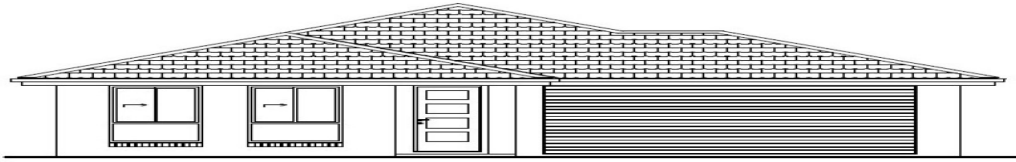


FOR SALE

- F1

Land - 205.1 m<sup>2</sup> | Garage - 34.8 m<sup>2</sup> | Patio - 2.9 m<sup>2</sup> | TOTAL: 205.1 m<sup>2</sup>



\* NOT TO SCALE  
\* OPTIONAL FACADES AVAILABLE

The builder discloses that the footprint annexed hereto is an indication only to the design which will be provided and notes that the external details and/or the orientation of the design may be altered by the builder in order to comply with government regulations and legislation, including but not limited to Council or B&S requirements, or in order to provide a more harmonious street frontage. The parties acknowledge and agree that the builder will provide construction plans to Council for approval and these construction plans shall form part of this contract and shall prevail over any obligation which may be implied by the inclusion of this footprint design whether or not the mentioned construction plans have been provided to the owner or their legal representative.

## Gillieston Heights New South Wales 2321



**FIXED PRICE Land & Home Build.**  
**NO Hidden Surprises.**

**Price: \*FIXED PRICE Land & Home Build.**

**View: [remax.com.au/property-details/19990590](https://remax.com.au/property-details/19990590)**

Please be aware that we are able to build dual key homes on some lots subject to council approval; The result of this will enable rental income of better than dollar for dollar so perfect for investors or families that would like a home plus income. Please ask for details if this is of interest to you.

**Peter Parker**  
**M 0408 432 988**

**Litsa Meleti**  
**M 0466 969 164**

Amazing opportunity to build your new home, just minutes away from Maitland and 38km from Newcastle.

**RE/MAX Lifestyle Marketing,**  
**Penrith**

With space for the friends and family to spread out and enjoy themselves, you will not be disappointed by

this.

We can offer you different **MODELS AND LOCATIONS, 4,OR 5 BEDROOMS** to suit your **PREFERENCES**, so don't miss out. contact us today to **DISCUSS YOUR OPTIONS**. Yes, we can assist with arranging your mortgage

#### **UPGRADE SCHEDULE:**

- \* Provide hinged security screen door to rear entry laundry door
- \* Provide a single 2.5hp (6kw) split system air conditioner
- \* Provide and install upgraded front feature door in lieu of standard inclusion
- \* Provide alfresco under main roof with decorative spray finished concrete floor
- \* Provide additional floor tiling ( square pattern) as per attached footprint
- \* Provide & Install slimline water tank where shown on plan drawings
- \* Provide & lay Stone kitchen benchtop to main dwelling only
- \* Provide and install LED downlights throughout main dwelling

For full brochures, floorplans & prices call Phil on 0466 969 164

**WE ALSO CAN OFFER DUAL KEY OPTIONS ON ANY LOT SUBJECT TO COUNCIL APPROVAL.**

#### **AREAS IN WHICH WE OFFER LAND & HOME PACKAGES INCLUDE:**

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- EDGEWORTH**
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- GILLIESTON HEIGHTS**
- LOCHINVAR**
- MUSWELLBROOK**
- PAXTON**
- RAWORTH**
- RAYMOND TERRACE**
- RUTHERFORD**
- SINGLETON**
- THORNTON**
- WADALBA**

For more information and full brochures, floorplans & prices call Phil on 0466 969 164

\*Floorplans and images should be considered as a guide only. Detailed plans and facades will be confirmed to prior to exchange of contracts.

<http://www.remax-lifestylemarketing.com.au>

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Penrith, NSW, 2750

OFFICE 0428934618