

# LOT 0487 CRYSTALLINE STREET ELLIOT SPRINGS ESTATE | JULAGO



**FreshHomes**  
BUILT NEW JUST FOR YOU

**FOR  
SALE**

HOUSE AND  
LAND PRICE

**\$641,640**



## THE WARATAH 165

### PERFECT FIRST BUYER'S HOME

Stop paying rent and build your brand-new home with an award-winning builder.

The Lifestyle Range – Waratah design is the perfect choice for first-home buyers or those looking to downsize without compromising on comfort. This well-designed home features four bedrooms, a galley style kitchen with quality appliances, and a light-filled open-plan living and dining area, along with double lock-up car accommodation.

### PACKAGE INCLUDES:

- 25 Years structural guarantee\*
- Panasonic Split System Air-Conditioning
- Feature Entry Door
- Security Screens & Window Locks
- CUSTOM built kitchen by MODULINE
- Stunning Stone Bench tops
- Premium TECHNIKA cooking appliances
- Tile Niches to En-suite & Bathroom
- Polish edge mirror to En-suite & Bathroom
- Quality Tap ware
- Magnetic Door catches
- Superior Tiles to Porch, Meals, Living & wet area's
- Carpet to Bedrooms & Robes
- Landscape garden to the front

Living Area	111.78m <sup>2</sup>
Garage Area	39.38m <sup>2</sup>
Alfresco Area	11.52m <sup>2</sup>
Porch Area	1.80m <sup>2</sup>
<b>Total Area</b>	<b>164.48m<sup>2</sup></b>

**LAND SIZE 525m<sup>2</sup>**

- LED Lighting
- NBN Connection
- SOLAR Ready
- Wall Mounted Clothesline
- Rendered letterbox
- Stone Aggregate Driveway
- Shared Fencing
- Double side gate access
- C2 Wind rating
- Topsoil & Turf
- River gravel



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