

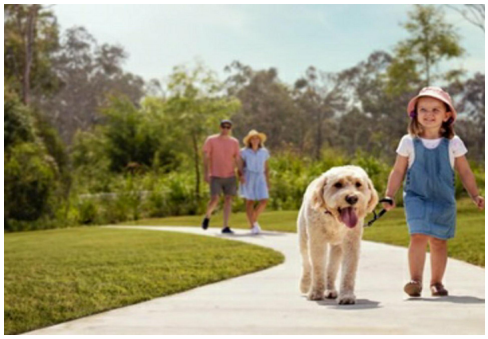

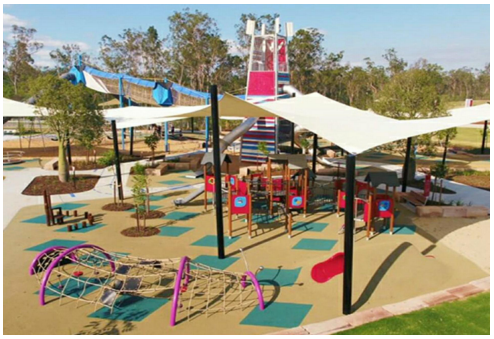



Flagstone, 31 Providence Street

New owners need to apply

There is nothing like owning a new home, the smell, the feel, there is nothing that really can compare. We are only a couple weeks of completion

Attention first home buyers - Mortage Choice Flagstone
1.Reduction in stamp duty from $19 150 to $8 740 - saving of $10,410
2.$30 000 first home owner grant eligible
3.Minimum cash deposit needed is $36 000 plus the first owners grant
Conditions apply please talk to your broker to see if you qualify

Inside:

· 4 Bedrooms all an excellent size, with 3 of the bedrooms having built in robes
· Master has walk in robe with fitted drawers & Ensuite showcasing a double vanity with black fittings and drift shower rail, floor to ceiling 600x600 porcelain tiles
· Main bathroom has sleek black fixtures, bath, shower with drift rail, floor to ceiling

4 | 2 | 2

For Sale
Please Call

View
ljhooker.com.au/A4J0B

Contact
Donna-Marie Jarden
0417 166 915
donna-marie@ljhflagstone.com.au

LJ Hooker

LJ Hooker Flagstone
1300 352 478

Disclaimer: All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

600x600 porcelain tiles
· Mitsubishi air conditioner split system units
· Kitchen hosts double sink, sleek black tap fittings, 20 mm stone bench tops, and Technika appliances
Island kitchen bench that features pendant lights
· 2 living spaces with one being a media room with barn sliding door
· Separate laundry with 20mm stone bench top
· 600 x 600 porcelain tiles throughout
· Beautiful ceiling height of 2500
· Blinds and curtains are included
· White ceiling fans throughout the home
· Security door on sliding doors and fly screens on windows
· Double garage with the additional drive through single roller door to an additional parking area for your caravan or boat

Outside:
· Drive through double garage with electric doors
· Fully fenced block of 434M2
· Electric 260 lt hot water
· Alfresco with ceiling fan and over cover roof
· Landscaping package that includes turf, coloured stones, small trees to the front yard and a timber gate to the side.

· 12-month maintenance & minor defects and 7 years Structural building warranty apply

Conveniently located to:
· Multi-Million-dollar adventure park and water park- as per photo on adverr
· Super cool pirate park - as per photo on advert
· Coles
· Fantastic fooderies
· 2 x Bakeries
· Gyms
· Medical services
· Woolworths
· Butchery
· Aldi
· Swim school
· Vets
· Cafes
And so much more

Disclaimer:
All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.

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More About this Property

Property ID	A4J0B
Property Type	House
Land Area	434 m²
Including	Ensuite Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage Ceiling fans. Rangehood

Donna-Marie Jarden 0417 166 915
Director | Principal | Head of Sales | donna-marie@ljhflagstone.com.au

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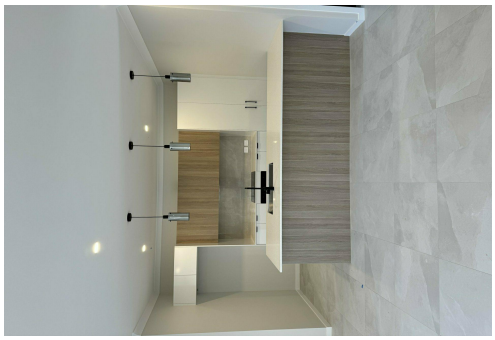

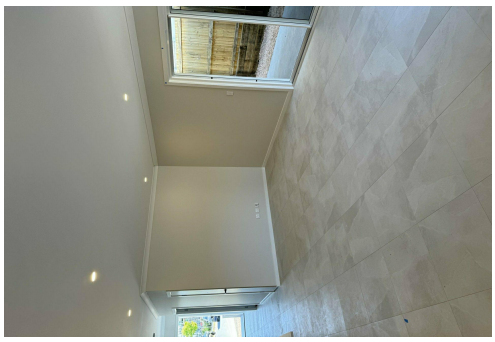



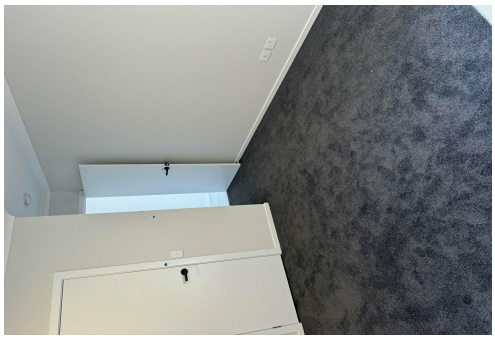

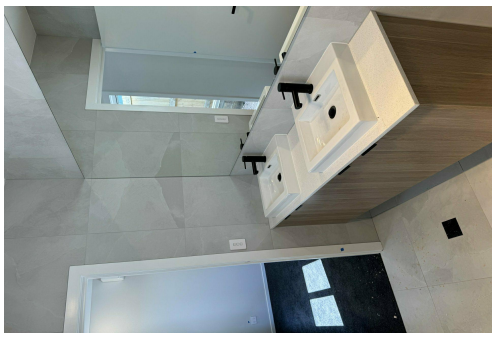

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