



# FOR SALE

## WANTING SOMETHING A LITTLE DIFFERENT? CUSTOM DESIGNED FIXED PRICE HOUSE AND LAND PACKAGE

Enjoy the sunny weather in A Feel Good Family Home Amongst Leafy Serenity in Edgeworth  
FIXED PRICE HOUSE AND LAND PACKAGE. - Ironbark Valley Estate

Make your home in a family-friendly new development in Edgeworth, a welcoming suburb in Greater Newcastle. This boutique community will feature spacious, well-appointed homes built with growing families and investors in mind. Residents of this new development will enjoy the best of both worlds. It's set in stunning natural surrounds, with Young Wallsend Creek just a short walk away. It's also close to Edgeworth's essential services and less than 20 minutes from the business and leisure opportunities of Newcastle.

This spacious easy care 4 bedroom home with double garages and two bathrooms. A master bedroom with walk in robe and ensuite. The remaining 3 bedrooms all with built in robes. Separate family and living rooms with entertainers delight open plan state of the art kitchen with soft close draws featuring stainless steel appliances, cooktop, range hood and dishwasher.

- 684 m2 Land
- One of 3 custom designed homes.
- Ducted Air-conditioning throughout.
- All landscaping included in package.
- Choice of brick/ trim exterior colour pallets
- Choice of interior custom styled colour pallets
- Main bedroom with walk in robe
- Main bathroom with full bath and separate shower installation.

Located an easy drive from Town Centre, it is close to shops, school and medical facilities!  
M15 Hunter Motorway – 7 minutes away  
Newcastle University – 14 minutes away  
Newcastle Port World's largest coal export port- 28 mins away  
Newcastle Airport – 36 minutes away  
John Hunter Hospital – 650 beds, 15 mins away

4 BED | 2 BATH | 2 CAR

PRICE:  
\$634,000

OPEN FOR INSPECTION:  
N/A

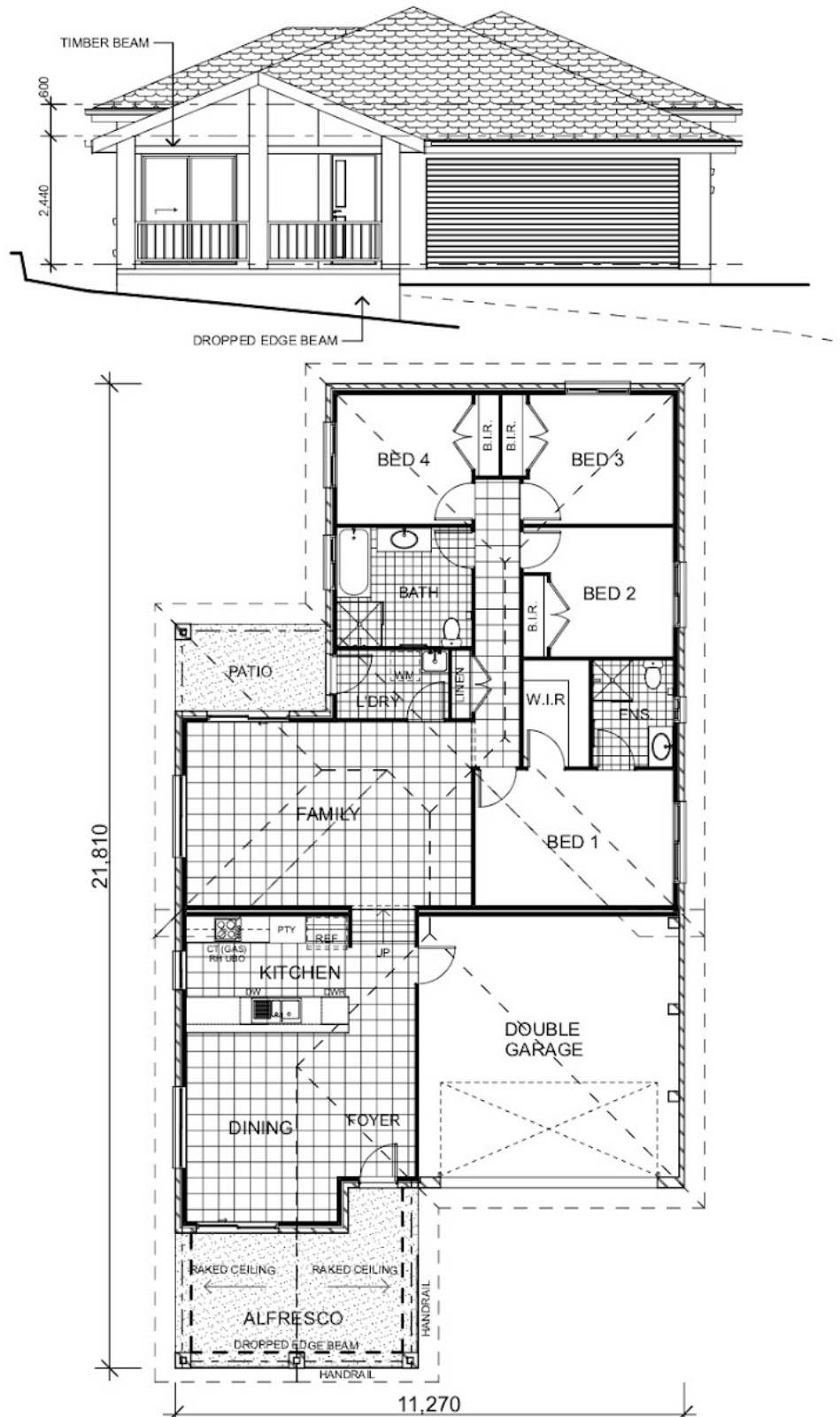


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JIMBEROO GEN I - F1

CHRIS PLACE, EDGEWORTH. NSW. 2285

AREAS: Living - 144.1 m<sup>2</sup> | Alfresco - 17.7 m<sup>2</sup> | Garage - 36.3 m<sup>2</sup> | Patio - 6.4 m<sup>2</sup> | TOTAL: 204.5 m<sup>2</sup>



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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 Basic 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.

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