

The Hadley - B

4 2 2 32 sq

Facade name: Marina

House Plan:



LOT #14

Yellow Rock

Address: 14 Colville Road, Yellow Rock (Blue Mountains - NSW), 2777



696 m²

House and land package price:

From **\$787,763***

About package:

Set in the picturesque suburb of Yellow Rock the Hadley B home design leaves absolutely nothing to be desired, perfectly balancing entertaining, living and study zones in generous proportions. The lower level boasts an alfresco, plentiful kitchen, family and living zone for all the family moments yet cleverly includes quiet zones for study and time alone. The upper level comprises a spacious master retreat with ensuite and walk-in-robe, additional bedrooms and a retreat creating the ideal space to escape and unwind.

Inclusions:

- Ducted Air Conditioning
- Ultimate Bundle
- 20mm Stonebench tops to kitchen and bathroom
- Shower niche to bathroom & ensuite
- 900mm cooker and stainless steel appliances
- Concrete driveway allowance
- Colourbond Roof
- Quality timber look flooring, carpet and tiles
- Flyscreens to all openable windows
- Remote controlled garage door + 2 remotes
- Site Work Allowance
- BAL Allowance - up to BAL 29
- BASIX
- 2590mm high ceilings to lower level ceiling only
- Double GPO's throughout
- Corinthian 1020mm Madison Entry Door
- All services and connections

ENQUIRE NOW:

Paul James • P: 0418656366 • E: hawkesbury.bluemountains@adenbrook.com.au

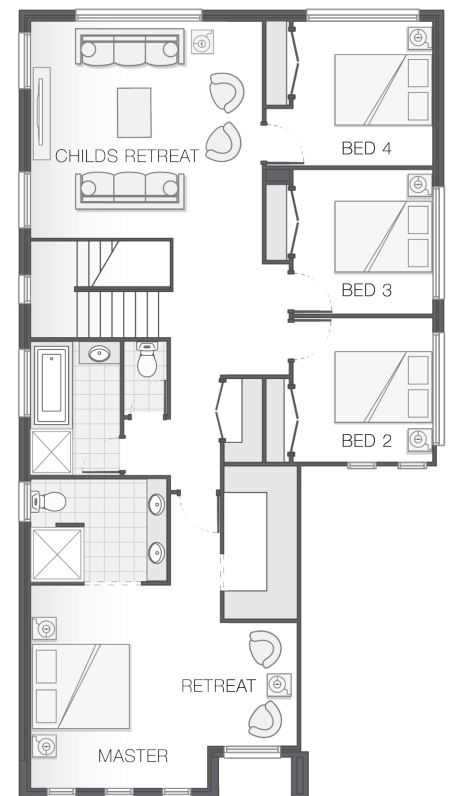
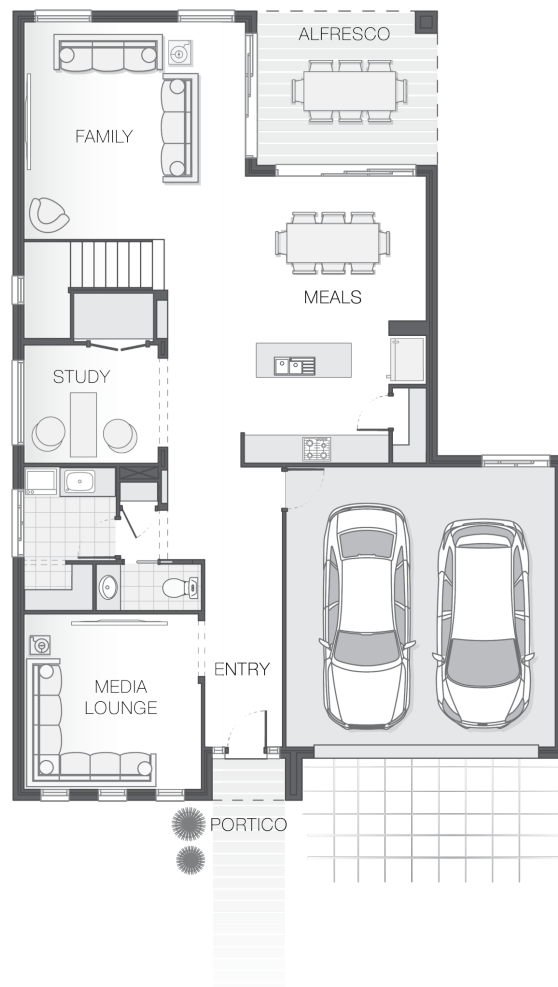
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House Features:

- ✓ Ducted Air Conditioning
- ✓ Stone Benchtops to Kitchen and Bathrooms*
- ✓ Shower Niches to Ensuite & Bathroom
- ✓ Covered Concrete & Tiled Alfresco area
- ✓ Ultimate Bundle
- ✓ Colourbond Roof
- ✓ Double GPO's Throughout
- ✓ Stainless Steel Appliances
- ✓ Basix
- ✓ 3 Phase Underground Power
- ✓ 1020mm wide Feature Front Entry Door
- ✓ Soft Close Drawers & Doors
- ✓ Concrete Driveway - 45m2 Allowance
- ✓ Floor Coverings
- ✓ 2590mm High Ceilings - Ground Floor Only
- ✓ All connections & services
- ✓ Flyscreens
- ✓ Termite Barrier Protection

Estate Features:

- ✓ Low BAL Rating
- ✓ Easy site access for building
- ✓ High side of the street
- ✓ 9min drive to Winmalee Shopping Centre
- ✓ 30min drive to Penrith & Richmond
- ✓ Located in a popular position in Yellow Rock
- ✓ Short drive away from Winmalee and Springwood and the closest bus stop is just a 3min walk from the property
- ✓ Local schools close by via bus or car
- ✓ This location is fantastic and gives the opportunity for a growing family to buy land and design a home for a fraction of the cost compared to nearby suburbs



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