

13 Simmental Street, Lochinvar, NSW, 2321

Urban. Land
Housing

House For Sale

Thursday, 31 October 2024

13 Simmental Street, Lochinvar, NSW, 2321

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Move In Before Christmas! | \$10k Deposit | Brand New Home in a Great Community!

Nestled in the heart of the beautiful Hunter Region, this brand new four bedroom home is designed with you in mind ready for you to move in and make it your own.

With an elevated street presence and a coveted Northerly aspect, this home is as visually striking as it is functional. Located in the thriving Lochinvar Ridge community and ready for you to join!

Key features:

- Positioned on a generous 600m² block with side access space perfect for your caravan/trailer
- Master bedroom overlooks green pastures with no neighbours in front of you
- Ensuite features double vanity, floor to ceiling tiles and bathtub
- Three other bedrooms all fitted with robes and ceiling fans
- Gourmet kitchen with 40mm Caesarstone benchtops and SMEG appliances
- Separate study nook and external access from your laundry to your clothesline
- Ducted air conditioning throughout, spacious undercover patio & automatic double car garage

Sustainability in mind with a 7-Star energy compliance for both comfort and efficiency. Also craftsmanship you can trust! Built by a reputable builder Edgewater Homes with a 50-year structural warranty, a 90-day defect period, and a 1-year follow-up check in.

If you're ready to pick up the keys to your brand-new home and join the thriving Lochinvar Ridge community, get in touch with Hannah on 0499 448 873 or h.mcinerney@ulh.com.au.

Disclaimer:

All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy, and interested persons should rely on their own inquiries. Images & Furnishing are for illustrative purposes only and do not represent the final product or finishes. For inclusions refer to the inclusions in the contract of sale. Areas are approximate. All parties are advised to seek full independent legal and professional advice and investigations prior to any action or decision.