EDEN BRAE AT LOVEDALE FARM COLLECTION

# LOVEDALE FARM™

HUNTER VALLEY

DISCLAIMER: The CGI rendering is provided for illustrative purposes only. Optional wide profile roof sheet upgrade not included in Package Price.

THE *Spring* COLLECTION

## LOT 115

**4** **2.5** **2**

| | |
|---|---|
| Land Size | 531.8 sqm |
| Internal Area | 237 sqm |
| Porch & Terrace | 18.6 sqm |
| House Size* | 255.6 sqm \| 27.5 sqs |

*Including Garage

PACKAGE PRICE

**$1,190,068**

| | |
|---|---|
| Home Design | Paddington |
| Interior Scheme | Light |
| Home Facade | Granary |
| External Colour Scheme | 5 |

eden brae homes

The Paddington 27 by Eden Brae Homes has been thoughtfully reimagined for Lovedale Farm, featuring an exclusive façade and interiors custom-designed and available only within this prestigious Hunter Valley address. Offering four generous bedrooms, multiple living zones and a gourmet kitchen with walk-in pantry, the home flows seamlessly to an elegant alfresco area, creating a refined setting for entertaining and relaxed indoor-outdoor living. Offered off the plan as a complete home and land package, the residence will be delivered fully finished and professionally landscaped, ready to enjoy from day one.

## Featured Inclusions

### Exterior & Outdoor Living

- Tiled front porch and rear alfresco area
- Painted weatherboard
- Glazed sliding doors to the alfresco area

### Interiors

- Laminate flooring to living areas
- Ducted 2-zone air conditioning
- Carpet to bedrooms
- 2.4m high ceilings

### Kitchen

- 20mm manufactured stone benchtop
- Cold water point to fridge
- Smeg appliances
- Ceramic tile or feature window splashback where applicable

### Bathrooms

- Floating vanity with laminate finish and 20mm manufactured stone benchtop.
- Semi-frameless shower screens
- Ceramic tiles to shower and splashbacks

### Laundry

- 45L tub with cabinet
- Ceramic tile splashback

### Landscaping

- Front yard: Concrete driveway; turf; planting to front boundary & façade
- Rear yard: Turf; feature tree; mulch to side boundaries
- Side boundaries: Gravel to house perimeter; mulch & screen planting to selected areas
- Prefinished metal fencing to side & rear boundaries.

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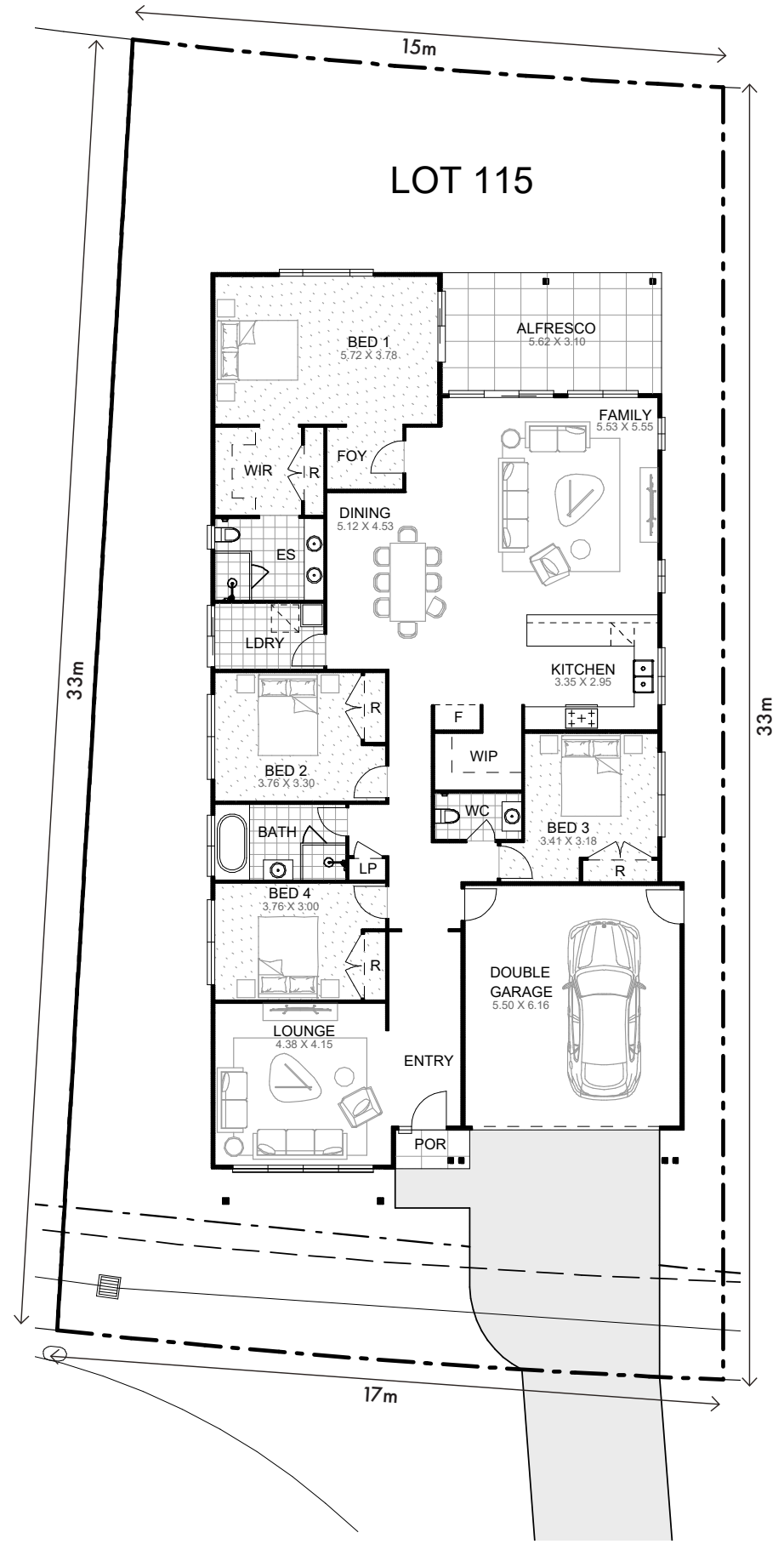



LOVEDALE FARM
HUNTER VALLEY

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1800 290 557 | lovedalefarm.com.au

1184 Wine Country Drive Lovedale, NSW 2325


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Disclaimer: This brochure has been prepared by Capital Corporation and Colliers International for marketing purposes and is intended as a general guide only. Package Price is based on standard home and Eden Brae Homes preferred siting. House & land packages are subject to approval of Lovedale Farm design review committee and council. All prices are GST inclusive. Variations to land size, location of services - including but not limited to sewer/stormwater locations, drainage grates, pits, trees, drains, driveway crossover, pram ramps, electrical/other easements, or Section 88B instrument, may necessitate floor plan or siting amendments. All lot locations, sizes, dimensions, and boundaries shown are approximate and subject to final survey, engineering design and council approval. No warranty is given as to the accuracy of the information, and it does not constitute an offer or contract. Interested parties should only rely on the material particulars contained in any actual contract for sale.



VERSION 1 | 1 OCTOBER 2026