SIGNATURE 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 3

4 | 4.5 | 2 | 1

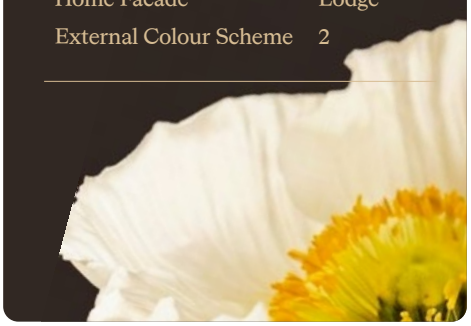
Land Size	1387 sqm
Internal Area	292.7 sqm
Porch & Terrace	56.5 sqm
House Size*	349.2 sqm | 37.6 sqs

*Including Garage

PACKAGE PRICE

$1,907,000

Home Design	Lifestyle 1
Interior Theme	Farmhouse
Interior Scheme	Dark
Home Facade	Lodge
External Colour Scheme	2



Designed for relaxed single-level living, this generous four-bedroom home brings together space, privacy and effortless entertaining. Expansive family and dining areas form the heart of the home, connecting seamlessly with the kitchen, pantry and separate rumpus before opening to a generous rear terrace. Each bedroom enjoys its own ensuite, creating a wonderful sense of privacy for family and guests alike. Thoughtful additions including a powder room, ample storage, dedicated golf buggy space and double garage complete a beautifully considered home designed for easy everyday living.

Featured Inclusions

External

- Painted weatherboard
- Tiled porch & terrace
- Colorbond roof with thermal blanket
- 2.4m high stacker doors to terrace
- Aluminium mesh window & door screens

Internal

- 2.5m high ceilings
- Hybrid timber floor to living areas and carpet to bedrooms
- Ducted 3-zone air conditioning
- 2kW solar system

Kitchen

- Polyurethane joinery with soft-close doors
- 40mm manufactured stone on island benchtop
- 20mm manufactured stone on remaining kitchen benchtops
- Smeg appliances
- Butler's pantry with sink
- Cold water point to fridge

Laundry

- Polyurethane joinery with soft-close doors
- 20mm manufactured stone benchtop
- Stainless steel sink

Bathrooms

- Floating 20mm manufactured stone-top vanities, with double vanity and double shower to master ensuite
- Frameless shower screen to master ensuite; semi-frameless shower screens to remaining bathrooms
- Tiled shower niches

Landscaping

- Front yard: Concrete driveway; turf; planting to front boundary & façade
- Rear yard to 10m from the rear building line: turf, feature tree and mulch to side boundaries. Balance of lot: pasture grasses and existing vegetation
- Side boundaries: Gravel to house perimeter; mulch and screen planting to selected areas extending to 10m from rear building line
- Prefinished metal or star picket & wire fencing to boundaries

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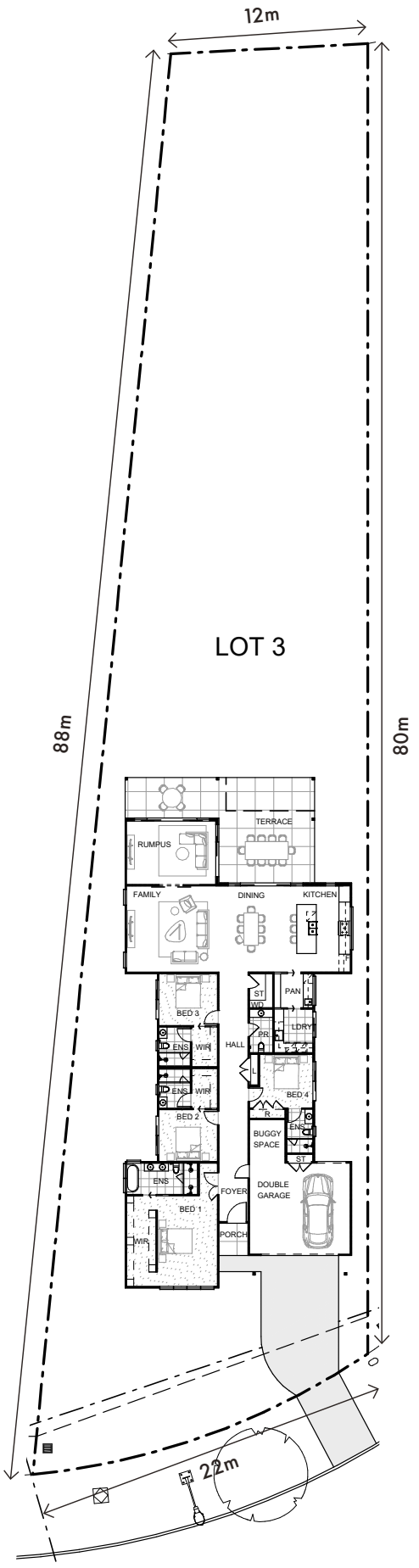

LOVEDALE FARM™
HUNTER VALLEY

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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. 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.

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