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 58

4 | 2.5 | 2

Land Size	563.8 sqm
Internal Area	233.1 sqm
Porch & Terrace	17.6 sqm
House Size*	250.7 sqm | 27 sqs

*Including Garage

PACKAGE PRICE

$1,240,000

Home Design	Midland
Interior Scheme	Medium
Home Facade	Stable
External Colour Scheme	4

eden brae homes

The Midland 28 by Eden Brae Homes has been thoughtfully reimagined for Lovedale Farm, showcasing an exclusive façade and bespoke interiors available only within this prestigious Hunter Valley address. Designed for refined family living and effortless entertaining, the home offers four generous bedrooms and two separate living areas, including an expansive open-plan zone that flows seamlessly to the elegant alfresco for relaxed indoor-outdoor living. A dedicated theatre/lounge room provides a private retreat for movie nights or quiet relaxation, while the gourmet kitchen, complete with a walk-in pantry, anchors the home with both style and practicality.

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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HUNTER VALLEY

eden brae homes

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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 | 15 OCTOBER 2026