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. Barn garage door shown is an upgrade and not included in the Package Price.

THE *Spring* COLLECTION

LOT 44

5 | 3.5 | 2 | 1

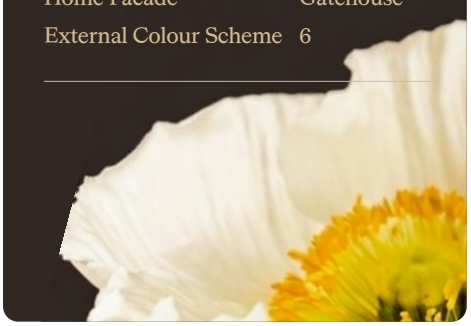
Land Size	643.7 sqm
Internal Area	288.2 sqm
Porch & Terrace	34.8 sqm
House Size*	323 sqm | 34.7 sqs

*Including Garage

PACKAGE PRICE

$1,726,000

Home Design	Double Storey
Interior Theme	Contemporary
Interior Scheme	Dark
Home Facade	Gatehouse
External Colour Scheme	6



This refined double-storey residence offers five bedrooms plus a study, with a guest suite on the ground floor. A light-filled void above the staircase enhances natural illumination, while the expansive open-plan living and dining zone forms the home's centrepiece, complemented by a gourmet chef's kitchen and butler's pantry. Designed to maximise outdoor space, the living area flows seamlessly to an elegant terrace for entertaining, while the master suite features a beautiful private balcony. The convenience of a mudroom and golf buggy parking ensures smart, functional design.

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
- Ceiling heights: 2.5m (ground), 2.4m (first)
- Hybrid timber floor to ground living areas
- Carpet to first-floor living areas & 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
- Fridge water point

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: 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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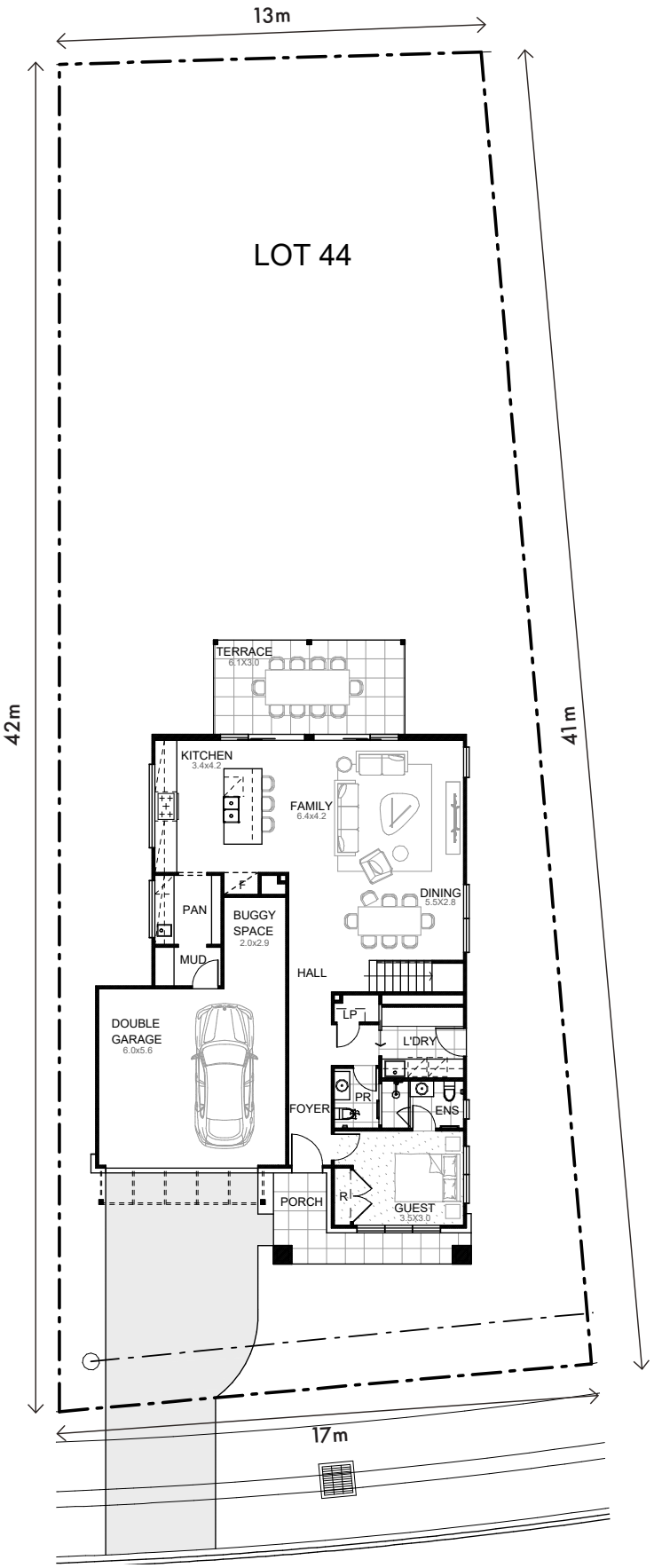
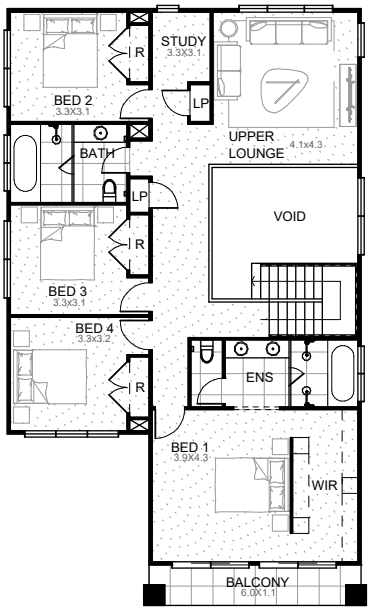
GROUND FLOOR



TOP FLOOR



LOVEDALE FARM
HUNTER VALLEY

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Sales by Colliers

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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