

FIXED PRICE

Home and Land Package



CLASSIC PLUS

MAGNESIUM 34 - DUPLEX

 3+3  2+2  1+1

The Magnesium offers a range of double storey duplex designs that may be (subject to local rules) subdivided into two homes. With no compromise on quality and features, these individual family homes provide a choice for the owner occupier or investor alike. Whether you are an investor looking at maximising rental returns, a growing family that needs a little extra space next door or an owner occupier who lives in one and leases the other, duplex living offers choice and flexibility.

Total Area 312.18m²

House Width 11.78 m

House Depth 15.23 m

Package Price

\$1,583,830

Hedley Estate - Warnervale

11 Hedley Road Warnervale NSW 2259

Land Registration	Registered
House Price	\$918,830
Land Price	\$665,000
Land Size	597.0 m ²
Frontage	18.5 M
Contract	Fixed Price - Full Turnkey
Approx Rent p/w	\$1200/\$1400
Est. Gross Yield	3.94% - 4.60%

Indicative only

14.785 m
MINIMUM LOT WIDTH
APTC (Subject to Council Endorsement)

Magnesium 34

Unit A 3 2.5 1 Unit B 3 2.5 1



	Ground floor living area	First floor living area	Garage	Alfresco	Porch	Total area	Overall width	Overall length	Total area
Unit A	55.23 m ²	73.72 m ²	18.46 m ²	6.74 m ²	1.94 m ²	156.09 m ²	11.786 m	15.23 m	312.18 m ²
Unit B	55.23 m ²	73.72 m ²	18.46 m ²	6.74 m ²	1.94 m ²	156.09 m ²			

3

IP

IP: Investor Inclusions Package

+

LP








LP: Landscape Package

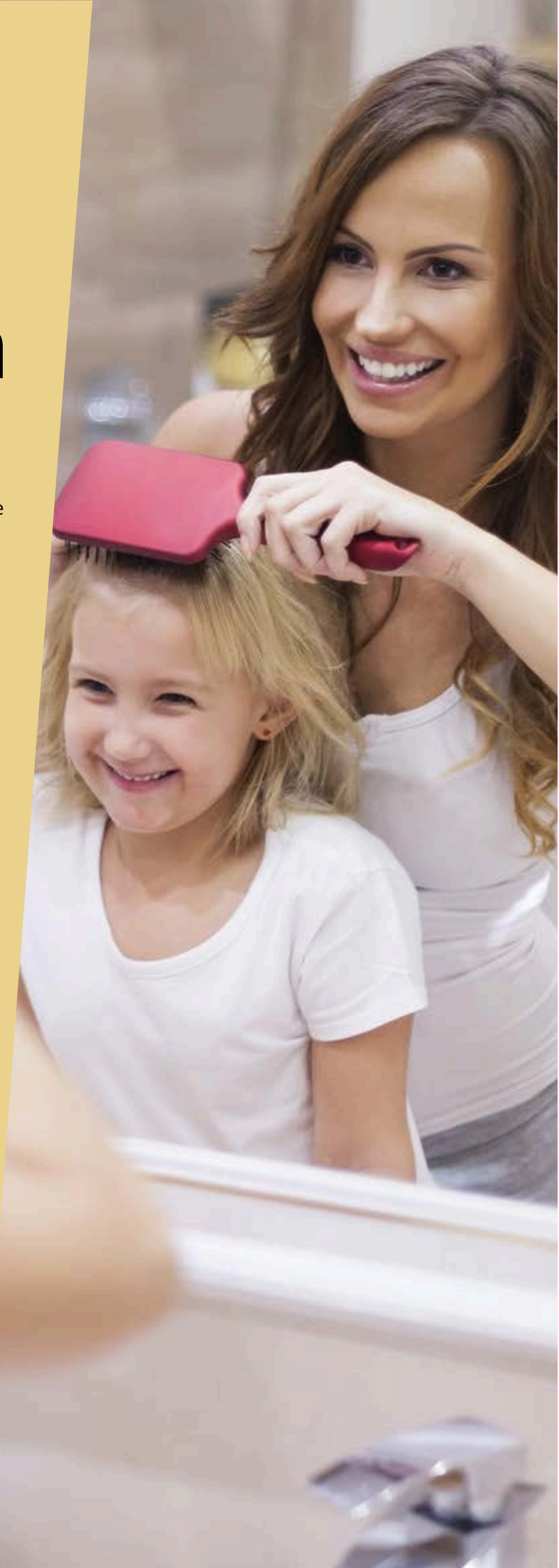
- Ducted air conditioning throughout
- LED downlights throughout
- Automatic garage door with 2 remotes
- Fully-finished tiled outdoor alfresco
- Roller blinds, flyscreens and keyed locks throughout
- Fully-lined kitchen cabinetry with overhead cupboards and bulkhead
- Kitchen 20mm stone benchtop with large sink
- 600mm stainless steel gas cooktop and recirculating pull-out rangehood
- Stainless steel 600mm electric oven
- Stainless steel dishwasher, installed into kitchen cabinets
- Contemporary floating-style vanities, mirrors and accessories to all bathrooms
- 1650mm bathtub as indicated in floorplan
- Ceramic tiles to bathroom, ensuite and laundry
- Ceramic tiles to entry, family, kitchen, meals areas, alfresco and patio
- Carpet to bedrooms and all other internal areas
- Quality paint system to ceilings and walls
- Slimline water tank
- NBN provision
- Finished driveway with path
- Lawn turf to front and back yard
- Front garden bed with Australian native shrubs and edging
- Fencing to suit covenant/estate requirements
- Colorbond Letterbox
- Outdoor slimline single-fold clothesline
- House numbers

Magnesium

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DUAL LIVING FEATURES

-  **Double Storey**
-  **Front access**
-  **Porch to both entries**
-  **Alfresco**
-  **Walk-in-robe**
-  **Rumpus area**
-  **Study nook**
-  **Additional storage**



Facades



14.785 m

MINIMUM LOT WIDTH

STCC (Subject to Council Conditions)

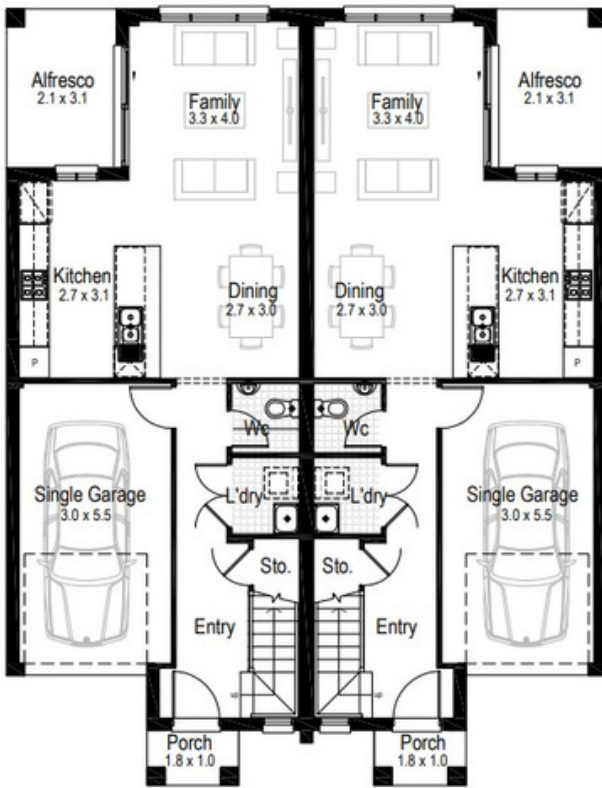
Magnesium 34

Unit A

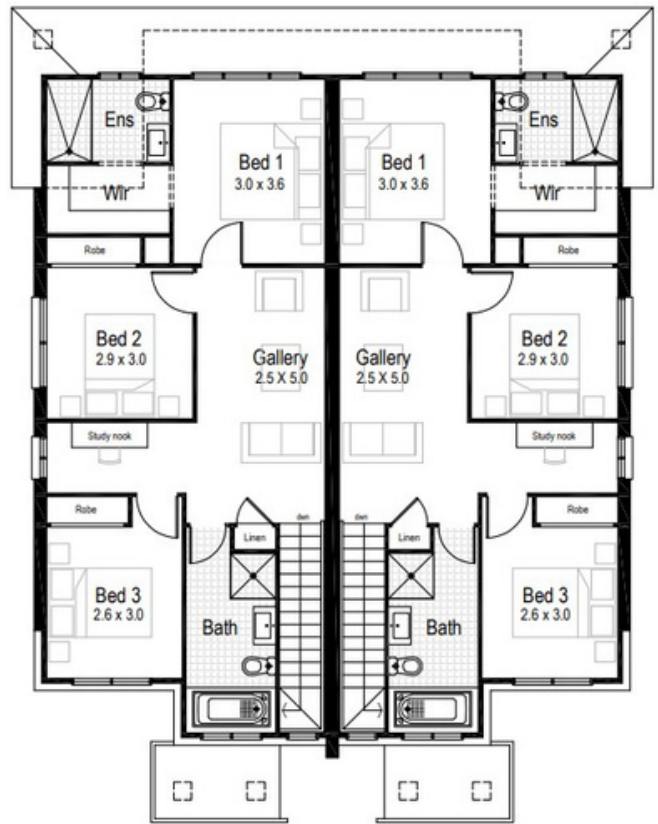
3 2.5 1

Unit B

3 2.5 1



Ground Floor



First Floor



Ground floor living area



First floor living area



Garage



Alfresco



Porch



Total area



Overall width
11.786 m



Overall length
15.23 m



Total area
312.18 m²

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