

FIXED PRICE

Home and Land Package



CLASSIC FACADE DK

SODIUM 24 - DUAL KEY

 3+2  2+1  1+1

The Sodium offers a unique range of dual living home designs that provides an additional choice. So whether you are an investor looking at maximising rental returns, a family that needs a little extra space next door or an owner occupier who lives in one and wants to generate an additional income from the other, dual living offers increased choice and flexibility.

Total Area	226.25m ²
House Width	12.71 m
House Depth	20.15 m

Package Price

\$1,237,720

Jensen Rise Estate - Wadalba

67 Road # 5 Wadalba NSW 2259

Land Registration	July 2026
House Price	\$675,220
Land Price	\$562,500
Land Size	450.0 m ²
Frontage	15.0 M
Contract	Fixed Price - Full Turnkey
Approx Rent p/w	\$1150/\$1300
Est. Gross Yield	4.83% - 5.46%

Indicative only



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 backyard
- Front garden bed with Australian native shrubs and edging
- Fencing to suit covenant/estate requirements
- Colorbond Letterbox
- Outdoor slimline single-fold clothesline
- House numbers

IP

Sodium

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DUAL LIVING FEATURES



Single Storey



Double Storey



Can suit corner block



Front access



Side access



Rear access



Alfresco



Walk-in-robe



Formal living room



Rumpus area



Study nook



Additional storage



14.55 m

MINIMUM LOT WIDTH

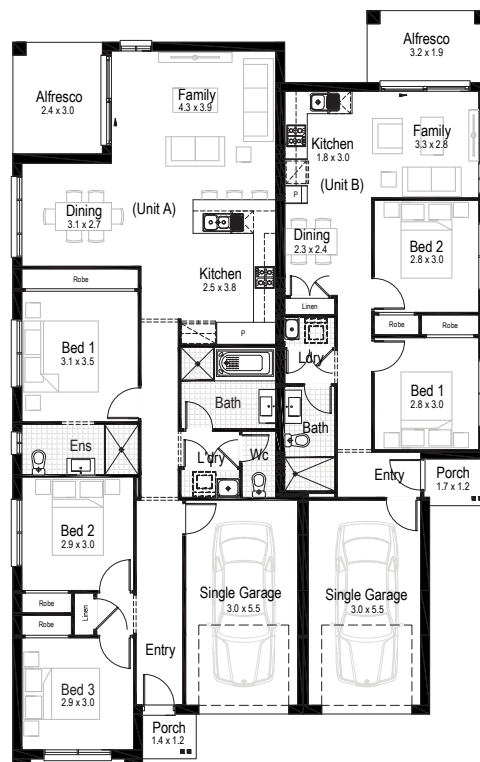
STCC (Subject to Council Conditions)

Sodium 24



Unit A

Unit B



Living area



Garage



Alfresco



Porch



Total area



Overall width
12.71 m



Overall length
20.15 m



Total area
226.25 m²

Unit A	111.42 m ²	18.10 m ²	7.20 m ²	1.73 m ²	138.45 m ²
Unit B	59.96 m ²	19.53 m ²	6.20 m ²	2.11 m ²	87.80 m ²