



## CARLYLE 18

 4  2  1 SIZE | 171.7m<sup>2</sup> LOT | 511.4m<sup>2</sup>

## HOUSE & LAND PACKAGE

# \$608,000

## Lot 34 Seaside, **Fern Bay**

With tree-lined boulevards that hug the coastline and birds singing from surrounding rain forests, Fern Bay offers the best in seaside living. Just 15 minutes from Newcastle's CBD, Fern Bay is a rare opportunity to secure a lifestyle that will surpass any other option. A unique beach side community, every day is a holiday at Fern Bay! A truly affordable coastal lifestyle, live a coastal sea change lifestyle without giving up modern conveniences. Fern Bay is the ideal place to experience sand between your toes at home before breakfast and to see local wildlife from your kitchen window. A vibrant cosmopolitan city with a rich maritime history, Newcastle and surrounding areas offer plenty of restaurants, shopping as well as being one of the best places in the world to see dolphins in the wild!

- Fixed price sites costs
- 20mm Caesarstone benchtop to kitchen
- 14 KW Daikin ducted air conditioning with two zones
- Westinghouse stainless steel appliances
- Timber laminate flooring to living, dining, kitchen and entry hallway; carpets to remainder
- Floor tiling to alfresco & patio
- B&D Colorbond panel lift door with remote control operation
- BASIX requirements including rainwater tank
- Driveway and front path

1300 223 345  
[rawsonhomes.com.au](http://rawsonhomes.com.au)



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### CARLYLE 18

 4
  2
  1
 LOT | **511.4m<sup>2</sup>**

|                            |                               |
|----------------------------|-------------------------------|
| <b>GROUND FLOOR LIVING</b> | 141.23m <sup>2</sup>          |
| <b>GARAGE</b>              | 18.91m <sup>2</sup>           |
| <b>PORCH</b>               | 1.69m <sup>2</sup>            |
| <b>ALFRESCO</b>            | 9.87m <sup>2</sup>            |
| <b>TOTAL</b>               | 171.7m <sup>2</sup>   18.48sq |

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Disclaimer: Fixed for all lots with up to 1m of fall across the site. Real Price Packages are subject to availability, developers design review panel, bushfire requirements & statutory approval. One Real Price to be determined upon tender requests for individual lots and may vary due to site conditions and statutory authority requirements. Whilst every effort is made to provide accurate information images are for illustrative purposes and intended to provide a visual guide only. Refer to individual contracts for final details. Details are correct at time of printing and subject to change without notice or obligation. Builders Lic No. NSW 33493C. ACT 19936252B. ABN 67 053 733 841.