



HOUSE & LAND PACKAGE

LOT 58, STAGE 7A, PAERATA RISE

**\$1,335,000\***

# Timeless beauty.

4 2 2 1

Be part of the growing community of Paerata Rise, a boutique community that combines the latest in contemporary homestead architecture with the natural characteristics of the local Countryside.

Open now and awaiting your visit is the Rise 'n Shine Café where you can be treated to great coffee and mouth-watering food.

Looking ahead Paerata Rise will house a town rail station and commuter hub, a new primary school which is now open and an early childcare centre currently in construction. A village centre is also planned and the existing heritage buildings will be repurposed to add a sense of history. A new Wesley College co-ed high school is also planned.

This 181m<sup>2</sup> Design and Build plan has been designed with family living in mind.

## SPECIAL FEATURES

- Cladding – plastered panels & 70 Series Brick
- Royal Textured Roof Tiles and Double Glazed Joinery by APL
- 4 Bedrooms with the Master Bedroom having an Ensuite and Walk-In Wardrobe
- Open plan Kitchen, dining and lounge
- Custom Kitchen with stone benchtop and quality Smeg appliances
- Driveway, paths, landscaping and fencing



## DIMENSIONS

Total Floor Area	181.4m <sup>2</sup>
Garage area	37.3m <sup>2</sup>
Living Area	144.1m <sup>2</sup>
Land Area	496.0m <sup>2</sup> mol

CONTACT OUR TEAM TODAY

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NB: Land Price - \$615,347.75. Tiles expected June 2022 on advice from Grafton Downs Ltd but may be subject to change. Render is an artist's impression; exterior cladding is Plastered Panel & 70 Series Brick. Speak with your New Home Consultant for a full outline of specifications.