

from \$289,000\*

 227sqm  2 Bed + Study  2 Bath  2 Car



Artist Impression

## Lot 47

19-51 Warral Road, West Tamworth, NSW 2340

### Design Features

- Large home total size 131.1m<sup>2</sup>
- Keep 100% of any capital gain
- Reverse cycle air conditioner
- Wall oven and dishwasher
- Ceiling fans to bedrooms and living
- Gas or electric cooktop
- Easy-care timber look vinyl floors in living areas
- Carpets to bedrooms, tiled wet areas
- Fully insulated, energy efficient
- Built-in wardrobes
- Internal laundry
- On site caretaker
- No stamp duty or exit payments
- Government subsidy for land lease fees where eligible





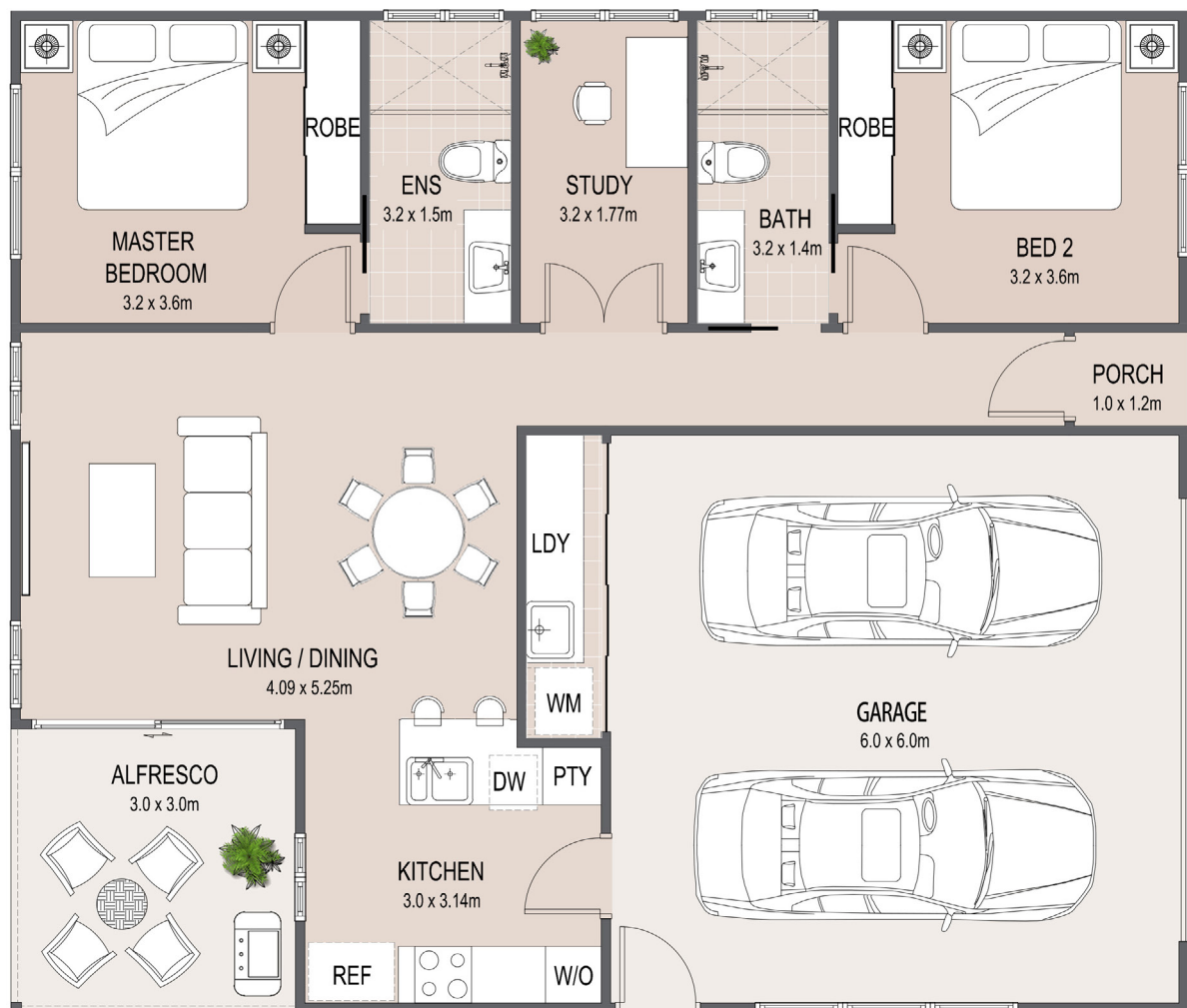
## Floor Plan – Lot 47

- Internal living 83.7m<sup>2</sup>
- Garage 37.2m<sup>2</sup>
- Alfresco/Porch 10.2m<sup>2</sup>

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**Total 131.1m<sup>2</sup>**

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\*Land Lease Fees apply. GST Inclusive. We reserve the right to vary or change prices and specifications without notice. Dimensions are approximate only. All drawings and photographs are for illustrative purposes only.