

from \$229,000\*

 223sqm  1 Bed + Study  1.5 Bath  1 Car



Artist Impression

## Lot 63

19-51 Warral Road, West Tamworth, NSW 2340

### Design Features

- Total size 105.4m<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





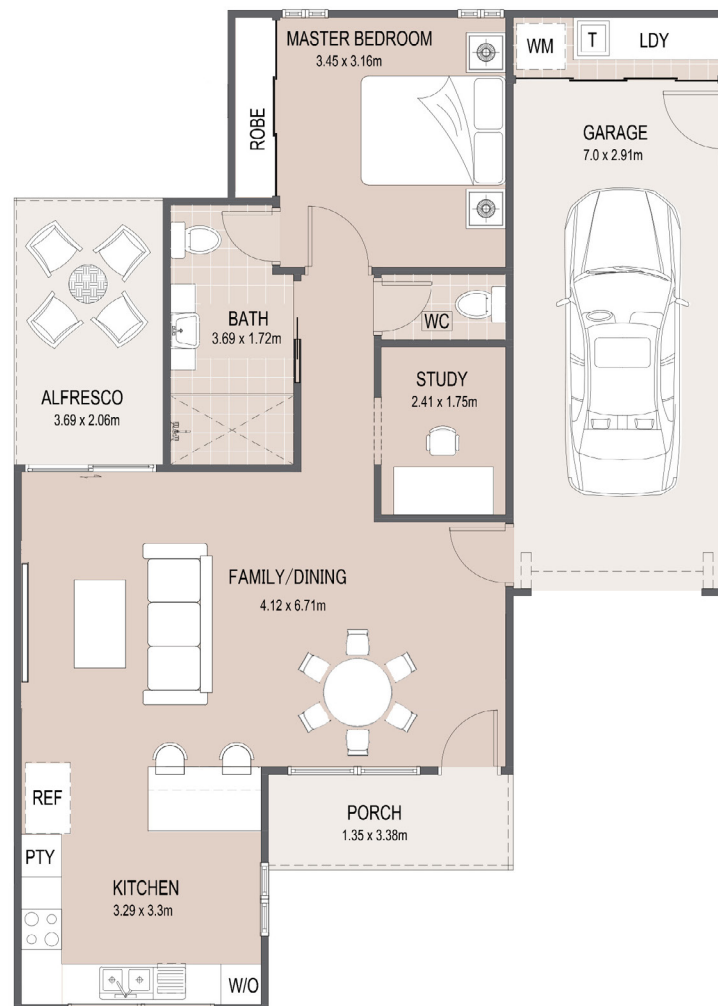
## Floor Plan – Lot 63

- Internal living 69.1m<sup>2</sup>
- Garage 24.1m<sup>2</sup>
- Alfresco/Porch 12.2m<sup>2</sup>

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**Total 105.4m<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.