

## 22 O'Leary Drive COORANBONG NSW

Here's your opportunity to purchase a piece of land in Watagan Park Estate, located in Lake Macquarie's peaceful and popular suburb of Cooranbong. Away from the hustle and bustle of city life, this building stage is sold out so the opportunity to purchase one of these lots as your own is something that won't come along every day.

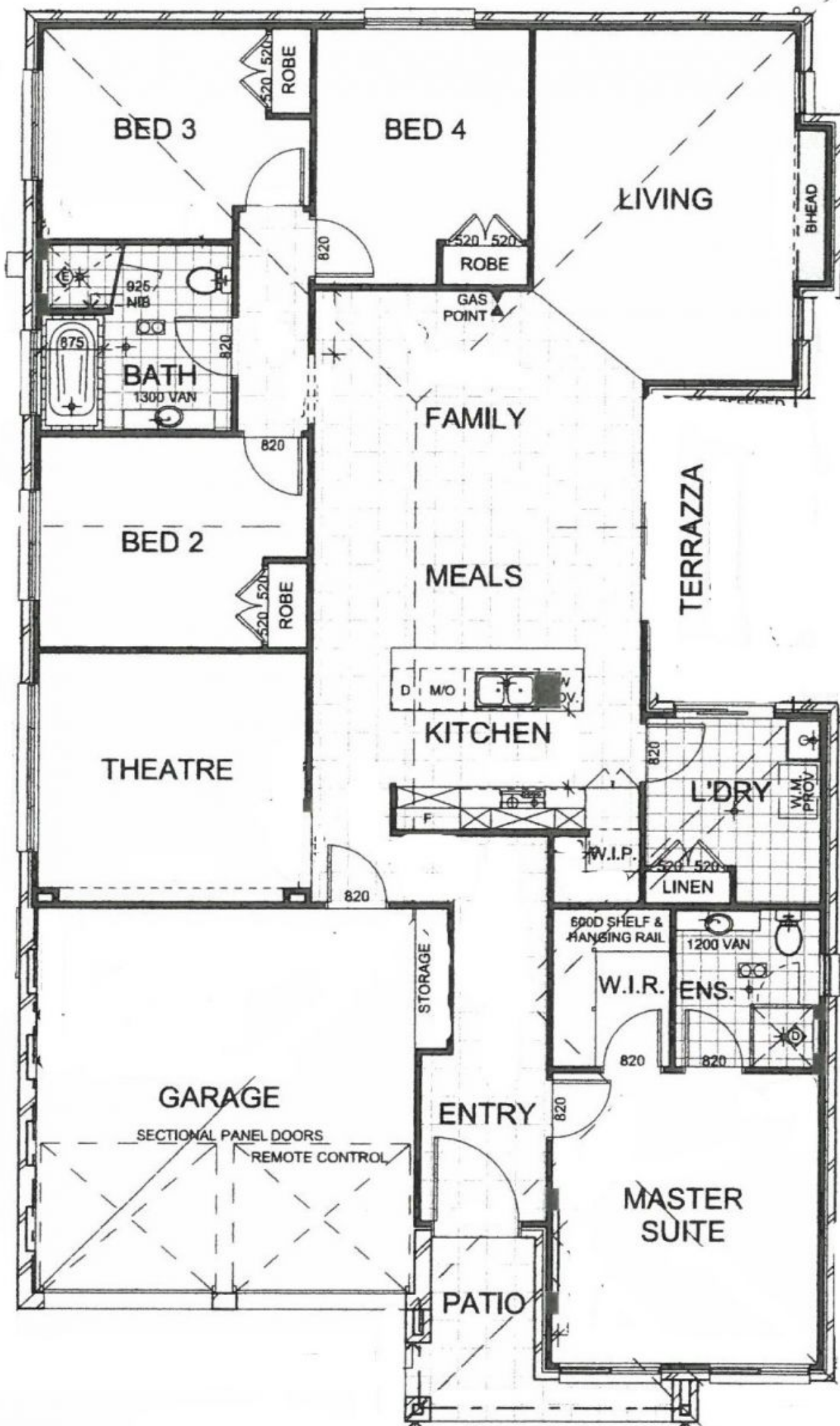
The frustrating and hard work has been done for you with a current DA approval already in place to construct a 4-bed, 2-bath home with media room and multiple spacious living spaces as well as a large Terrazzo. The DA has a practical floor plan, with BIR to each bedroom, an ensuite to the master and an open-plan living design.

[For full version visit the website](https://www.wilsonbritten.com/sale/nsw/lake-macquarie-west/cooranbong/residential/land/8474907)

**Type** : Land  
**Land Size** : 507 sqm  
**View** : <https://www.wilsonbritten.com/sale/nsw/lake-macquarie-west/cooranbong/residential/land/8474907>



**Tom Gregg**  
02 4970 5545





**\$545,000**

**Full Turn Key**

4 2 2

**House and Land Package**

\*Based on SenSé Homes standard inclusions

## Watagan Park Estate Cooranbong

### George Town – Ocean Facade

- Site work included
- Covenant requirements P.A allowance
- Includes council fees
- Choice of concrete roof tiles or Colorbond roofing with timber frames
- Insulation to roof
- Structural slab to porch and alfresco under main roof line
- Ducted air-conditioning
- Quality carpet & tiling
- Stone benchtops throughout
- Blinds to windows & sliding doors
- Barrier screen doors to sliding and hinged doors
- LED downlights & power points as per electrical plan
- NBN ready including home hub
- TV, phone & data points
- Clotheslines & letterbox
- Fencing, turn & garden bed
- Coloured concrete driveway
- 3000L slimline water tank

Contact: Jean Olivier – Sales Representative  
 jean@wilsonandbritten.com.au  
 P: 0249705545 M: 0429705457  
 49 Dora Street Morisset, NSW 2264



CONDITIONS APPLY - Bundle price excludes costs associated with land purchase (eg. legal fees, stamp duty & property searches etc). Bundles and pricing are based on current preliminary developer land information and are subject to developer's design review panel, land registration and statutory/regulatory authority requirements (eg. Council, BASIX, Mines, Bushfire Regs etc) as well as soil assessment, contour survey & engineers reports. See inclusions list for standard inclusions. Pictures shown are for illustrative purposes only. SenSé Homes reserves the right to revise plans, pricing & all specifications without obligation or notice prior to payment of a commencement fee. Site cost allowances are based on average site costs & may vary per individual site. Clients are responsible for tree & vegetation removal as well as scraping the site to a depth of 50-75mm prior to construction. Designs & plans are copyright protected & remain the property of SenSé Homes at all times

\*Prices are subject to change