

# HOUSE & LAND PACKAGES

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## SUSSEX 27 with Claremont façade

4 2 2

**\$ 899,000**

**Lot 117 Yardage Drive  
The Fairways Estate  
Singleton, NSW 2330**

**House size<sup>†</sup> 254.3m<sup>2</sup>**

**House price \$517,000**

**Land size 768.1m<sup>2</sup>**

**Land price \$382,000**

### Benchmark<sup>†</sup> inclusions:

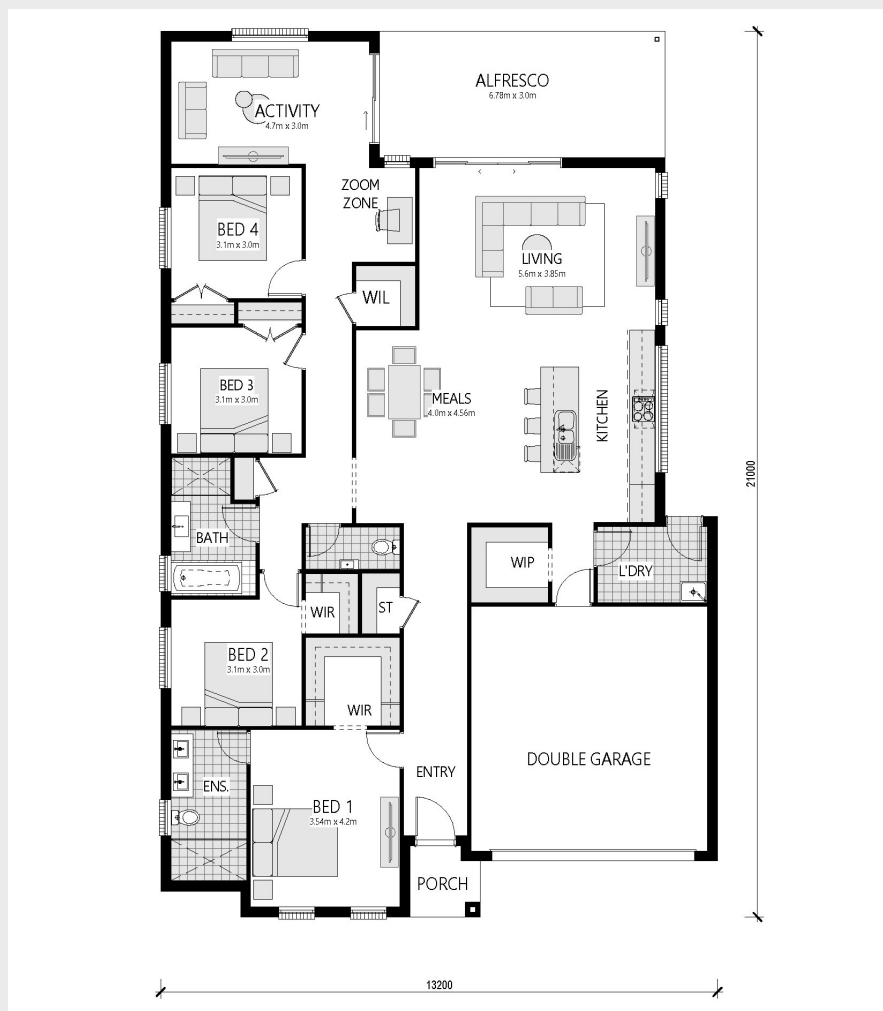
- CONNECT site costs & service connections
- Ducted Air-conditioning
- 20mm Stone tops to kitchen & vanities
- Semi-frame less shower-screens to Main & Master bathrooms
- Westinghouse 900mm Electric cook top & oven
- Westinghouse S/S Range-hood & dishwasher
- Sarking to underside of tiled roof
- 7 Star BASIX<sup>\*</sup>
- 2590mm ceiling height to ground floor
- Floor coverings – Laminate & Carpet
- Taubmans 3-coat paint system
- 25 down-lights
- Automatic sectional garage door
- Free-standing bath
- Price protection until May'25

### Also includes:

- Coloured concrete driveway & path
- Bushfire report & requirements

**BENCHMARK**  
INCLUSIONS

<sup>\*</sup> for full Benchmark inclusions refer to Benchmark booklet  
<sup>†</sup> Subject to final BASIX assessment



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**BELL RIVER**

**LOT 117**  
768.1m<sup>2</sup>

21.58

11074

36.165

3547

4500

3465

5700

3500

**A20.055**

**YARDAGE DRIVE**

The floor plan for Lot 117 (768.1m<sup>2</sup>) shows a rectangular lot with a house and a double garage. The house features four bedrooms (BED 1 to BED 4), a bathroom, a living area, a kitchen, a meals area, and an alfresco area. The double garage is located at the bottom right. The plan includes various dimensions for rooms and overall lot measurements.

**Rooms and Dimensions:**

- ALFRESCO: 6.70m x 3.0m
- LIVING: 5.6m x 3.8m
- MEALS: 4.0m x 4.5m
- KITCHEN
- WIP (Wardrobe)
- L'DRY (Laundry)
- ENTRY
- PORCH
- ST (Staircase)
- WIR (Wardrobe)
- BED 1: 3.54m x 4.2m
- BED 2: 3.1m x 3.0m
- BED 3: 3.1m x 3.0m
- BED 4: 3.1m x 3.0m
- BATH
- WIL (Wardrobe)
- ZOOM ZONE
- ACTIVITY: 4.7m x 3.0m

**Overall Dimensions:**

- Lot Area: 768.1m<sup>2</sup>
- Lot Width (Top): 21.58
- Lot Width (Left): 36.165
- Lot Width (Bottom): 35.00
- Lot Length (Right): 110.74
- House Width (Left): 35.47
- House Length (Bottom): 45.00
- House Length (Right): 34.65
- House Length (Bottom Right): 57.00