



Waterlily 256 Classic Facade

Lot 811 Yeomans Road, The Foothills  
Size: 889m2 Price: \$156,000



4 BED



2 BATH



2 CAR

**FROM: \$582,500**

The Waterlily 256 has been designed with family in mind and features four bedrooms, including a large master with an extensive walk-in robe and ensuite. There is plenty of space in the Waterlily 256, including a child's retreat and media room, as well as a large butler's pantry with easy access from the double garage. Relax on the alfresco, which flows seamlessly from the family and dining areas.

**SITE COSTS:**

- STANDARD INCLUSIONS - Fully Loaded:*  
 H1 Class Slab  
 Site works to 0.5m  
 20 mm Caesarstone bench tops – Kitchen & Bath  
 900mm Westinghouse Stainless Steel Oven & Cook top  
 900mm Westinghouse Stainless Steel Canopy Range hood  
 Westinghouse Stainless Steel Dishwasher  
 Soft Close Kitchen Doors and Drawers  
 Builders Range Carpet & 450mm tiles throughout  
 LED Light fittings inside & out  
 Broom finish concrete driveway (60m2)  
 Colorbond Roof, gutters and fascia  
 Remote Control Panel Lift Garage Door  
 Keyed locks to all windows and doors  
 TV antenna, Clothesline and letterbox  
 Perimeter termite protection  
 Bulkheads to overhead Kitchen Cabinetry  
 Dulux 3 coat paint system  
 Mizu taps and full bathroom access  
 Flyscreens to windows and to sliding doors  
 Structural concrete to alfresco & Porch  
 Daikin fully ducted reverse cycle air conditioning  
 All fees, applications and insurance  
 Personalised Interior Design Service  
 Independent handover inspection

**A** Unit 3/12 a Bourke St Tamworth NSW 2340

**E** tam.admin@stroudhomes.com.au

**P** 6766 44 28

**W** www.stroudhomes.com.au