

Marigold 35 H1: Smart Inclusions Completed

Fixed Price - Full Turnkey

Watagan Park - Display Homes

7 Apron Avenue Cooranbong NSW 2265



\$1,525,000

Watagan Park, a master-planned estate located at the foot of the scenic Watagan Mountains in Cooranbong, NSW, has been a dream in the making for nearly a decade. Initiated by Johnson Property Group (JPG), Watagan Park spans 356 hectares, offering a blend of natural beauty and modern convenience. Recognised as a major urban release area by the New South Wales Government, this development is set to accommodate significant population growth.

	LAND SIZE M ² 483.0
BUILD PRICE \$1,525,000	BUILD SIZE M ² 324.91
LAND REGISTRATION Registered	EST. RENTAL RETURN P/W \$1600

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FLOOR PLAN

SINGLE DWELLING

Total Area

324.91 m²



5



3



2



Marigold 35 Classic

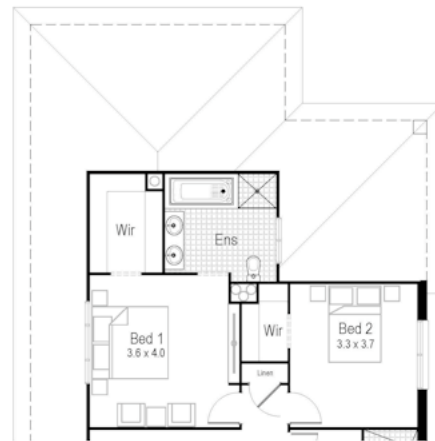
Beds 5 Baths 3.5 Cars 2 Squares 34.97

Ground Floor Living Area	143.31 m ²
First Floor Living Area	129.72 m ²
Garage	33.20 m ²
Alfresco	15.17 m ²
Porch	3.51 m ²
Balcony	0.00 m ²
Total Area	324.91 m ²
Overall Width	11.27 m
Overall Length	20.39 m
Minimum Lot Width	12.95 m (STOC)

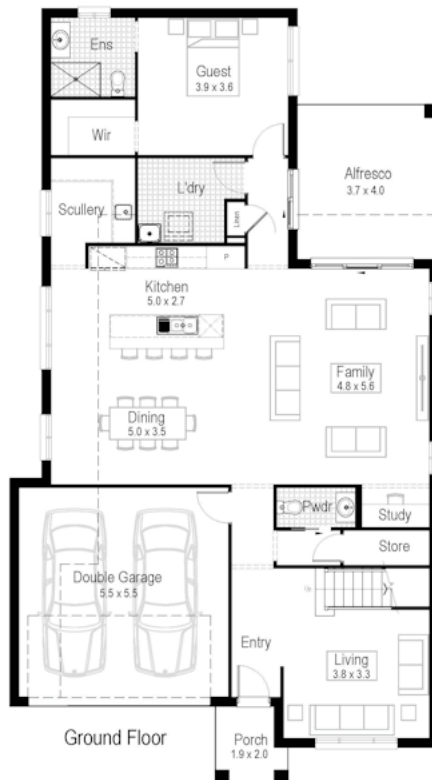
*Subject to Council conditions



Alternative Scullery & Laundry option



Optional Wir / Ens to Bed 1



Ground Floor



First Floor

Notes:
*These plans are copyright of Hudson Homes
*Floor plans based on Classic facade and will adjust for alternatives

24.05.2021