

Property Package Full Turnkey

North Rothbury - Huntlee Estate
Lot 358 Flagstone Way North Rothbury NSW
2335



\$1,035,905

Huntlee combines the charm of the Hunter Valley with modern urban convenience. A masterplanned community focused on education, employment, and lifestyle, it's a place where neighbours become friends and every detail is designed for the perfect lifestyle. With easy freeway access to both Newcastle and Sydney, living in Huntlee means you can enjoy the relaxed, rural lifestyle without losing your connection to the city.

LAND PRICE \$385,000	LAND SIZE M ² 390.0
BUILD PRICE \$650,905	BUILD SIZE M ² 203.4
LAND REGISTRATION May 2027	EST. RENTAL RETURN P/W \$800/\$850

SYED JAFAR
0417122787
jafar@xpansion.com.au

FLOOR PLAN

SINGLE DWELLING

Total Area

203.4 m²

4

2.5

2

The floor plan is divided into two main sections: the Ground Floor (top) and the First Floor (bottom).

Ground Floor:

- Verandah:** Tiled, located at the front entrance.
- Entry:** 30 Tiled, leading into the main living area.
- Sitting:** 30 Tiled, adjacent to the entry.
- Store:** Carpeted, located near the sitting area.
- Pdr:** Carpeted, located near the store.
- L'dry:** Carpeted, located near the pdr.
- Dining:** Tiled, located near the kitchen.
- Family:** Tiled, located near the dining area.
- Kitchen:** Tiled, featuring a gas cooktop, oven, and refrigerator.
- Alfresco:** Tiled, located outside the kitchen.
- Garage:** Concrete, located at the rear of the property.

First Floor:

- W.I.r:** Carpeted, located at the front of the first floor.
- WC:** Carpeted, located near the W.I.r.
- Children's Retreat:** Carpeted, located near the WC.
- Bed 3:** Carpeted, located at the rear of the first floor.
- Bed 2:** Carpeted, located near the children's retreat.
- Bed 4:** Carpeted, located near the children's retreat.
- Bath:** Carpeted, located near the children's retreat.
- Ens:** Carpeted, located near the bath.
- Bed 1:** Carpeted, located at the front of the first floor.

Floorplan, facade, and all measurements are approximate and subject to change. Images, colors, and dimensions are for illustration only and may differ from final product. Prices shown are examples and may change without notice. Additional fees may apply. Lot widths may vary based on estate requirements and council guidelines. Contact your sales consultant for complete terms and conditions.

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