

Californium 36: IP Specifications

Fixed Price - Full Turnkey

Clearwater Estate, Wadalba NSW

106 Jensen Road Wadalba NSW 2259



\$1,767,900

Clearwater Estate – Wadalba, NSW Clearwater is an exciting new 45-lot residential community in the heart of Wadalba, offering premium homesites in one of the Central Coast's growing residential corridors. The estate features predominantly level, easy-to-build lots from 450m², larger 550m²+ wide-frontage lots and a limited number of 700m²+ lots offering excellent flexibility for a range of home designs. Ideally positioned for both lifestyle and convenience, Clearwater is just minutes from Tuggerah Lake, local schools and shopping, with easy access to the M1 Motorway and Central Coast beaches. This well-connected location makes it an attractive option for homeowners and investors looking to secure property in an established and growing Central Coast market. With civil construction underway and

LAND PRICE \$949,000	LAND SIZE M ² 701.0
BUILD PRICE \$818,900	BUILD SIZE M ² 334.45
LAND REGISTRATION d Registration November 2024	EST. RENTAL RETURN P/W \$1250/\$1500

SYED JAFAR
0417122787
jafar@xpansion.com.au

FLOOR PLAN

SINGLE DWELLING

Total Area 334.45 m²



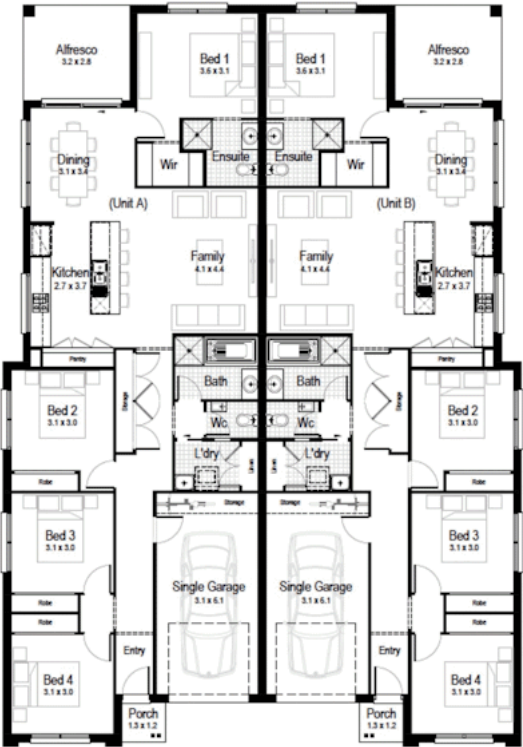
4+4



2+2



2



Option Living / Media



Option Office / Study

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.