



5 Ivey Avenue North Rothbury, NSW



### Fantastic family living

Appealing to both families and investors, this newly constructed four bedroom home offers ducted air, stone benches and modern luxe finishes throughout. Enjoy large open living, dining and family rooms with an effortless flow to the great outdoor entertaining. Located in an established and quality neighbourhood with a crisp white facade to the front of the home. Located on a manicured and landscaped 517sqm - Just 1kms to Huntlee Shopping Village and only 2kms to Branxton Primary School.

- Spacious new build designed to appeal to both families and investors
- Ducted air throughout with neutral white finishes
- Chef's kitchen with 900mm gas cook top and range, stone benches and dishwasher
- Bonus study nook
- Open family and dining with a separate living room
- Four bedrooms with built in robes ? the master with ensuite and walk in robe
- 5.4x5.8m garage with both remote and internal access
- Fully fenced 517sqm

**Price:** \$762,500  
**Council Rates:** \$323.00 p/q  
**Water Rates:** \$712.00/year (approx)



**Debra Ford**

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North Rothbury

STONE



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.