

Sold

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By Andrew Dykes

Owners saved \$11,000 in commission by using the Real Estate services of Andrew

21 Tranquility Dr, Korora



It's New and It's Ready for You - Modern New and Beautiful - Why Buy Second-hand?

Sensational Brand-New Home on 971.9 m2 Block for \$899,000 with an active DA (Development Approval) to subdivide into 2 Lots, or, are you looking for the convenience of apartment living but without all the bother & confines of Strata i.e., No Strata Rules, No Strata Costs, No Strata Hassles? If yes, then read on and discover this Architect designed Torrens Title residence for \$699,995.

Do you like the smell & freshness of NEW! This never lived in home gives you executive living at its finest; luxuriously appointed this home provides the privacy & personal benefits traditionally afforded only with Torrens Title, but thanks to clever design and premium landscaping this home will never consume your weekends or your savings.

Located in the beautiful blue-ribbon beachside suburb of Korora, this magnificent 4-bedroom home has commanding street presence and sits upon either 476 m2 of zero maintenance land, or 971.9 m2 of house and land; the choice is yours.

The home has been designed for maintenance free living. Close the door & off to enjoy fishing, golf, holidaying or whatever; your time is your own with this spectacular new home.

Do you run a home business? This residence has been designed perfectly to suit a home based professional or business operator, with 3 bedrooms and spacious rumpus area downstairs that lends itself to office or treatment

4 bedrooms 2 bathrooms 3 car spaces 971.48 m2

Price	SOLD
Property Type	Residential
Property ID	22
Land Area	971.48 m2

Agent Details

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Office Details

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0419 710 577



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rooms with separate reception/waiting area, whilst your private residence awaits upstairs; your virtual penthouse.

The opportunities with this home are endless, come and explore all the possibilities.

Upstairs boasts aspects from every room and window. A large open plan living that leads to the nor east facing entertaining deck that has spectacular views & captures all those beautiful sea breezes.

A large walk in pantry compliments the chef/entertainer's kitchen that is centre piece of this spacious open plan design. The living area was purposely created for inclusive entertaining and/or family gatherings – in this house no one misses out on the conversation, and your guests are catered for with an additional upstairs powder room.

The master bedroom is spacious and nor east facing, opening onto the covered deck providing an ideal place for that morning coffee, bathed in sunshine or protected in shade. A large ensuite and separate walk-in robe finishes off the master suite.

The aspect and views from this home are something special; endless views over natural bushland while surrounded by glorious mountain ranges. We invite you to inspect this executive residence and make it your home.

FIRST HOME BUYERS SAVINGS \$16,443.05

[https://www.revenue.nsw.gov.au/grants-schemes/first-home-](https://www.revenue.nsw.gov.au/grants-schemes/first-home-buyer/assistance-scheme)

[buyer/assistance-scheme](https://www.revenue.nsw.gov.au/grants-schemes/first-home-buyer/assistance-scheme) The Stamp Duty saving on this home would be \$16,443.05 as per the NSW Revenue website

<https://www.apps08.osr.nsw.gov.au/erevenue/calculators/fhba.php> buying the home @ \$699,995 on the 476m2 block, the SAVING on the Stamp Duty would be \$16,443.05

Vendor can assist with your finance, through an introduction to a lending institution, that would love to help you move into your new home.

Come and visit one of our open homes or call Andrew on 0419710577 to arrange a personal viewing.

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