Dimosons

Reddall Parade & Madigan Boulevarde, MT WARRIGAL

Price: Starting From $569,000

Dimosons Real Estate  (02) 4258 0088
Fast Facts

387 Reddall Parade
$609,000 -
Description

Illawarra lakefront living has landed!

BRAND NEW - MOVE IN TODAY

"Lifestyle and location combine with these lakeside homes - part of a brand new development built by acclaimed quality local builders Stiletto Homes &hellip;"

- Corner Reddall Parade and Madigan Boulevard, Mt Warrigal
- Six 3 bedroom terrace homes facing the lake
- Two 2 bedroom additional freestanding dwellings
- Impressive list of fixtures and fittings throughout
- Built by experienced, quality builders Stiletto Homes
- Government grants of up to $10,000 available
- Close to recreation, major shopping, schools, hospital and more
If property were a game of chance, you'd be hitting the jackpot with this latest lakeside development in Mt Warrigal. And when we say lakeside, we are talking about right there across the road. Not a single structure in the way.

Local company **Stiletto Homes** have been designing and constructing a wide variety of homes for more than 30 years combined. Whatever they build, each project is always meticulous in its high quality materials and workmanship.

On offer in this corner location are **six lake-facing 3-bedroom terraces and two separate 2-bedroom freestanding homes** - each featuring single or double internal garages.

Once inside, come home to a tiled ground floor that includes contemporary open plan kitchen (quartz stone benches/splashback, gas cooktop and stainless steel appliances), dining and living. Reverse cycle air conditioning, gas heating, laundry and extra toilet also occupy this level.

Upstairs, each property features carpeted bedrooms with ample wardrobe space, while the main bathroom gleams with floor to ceiling tiles and every detail built to exceptional standards. Absolutely nothing to do.

This is a stunning investment (**depreciation schedules available**) or first home (**$10,000 grant may be available**), sitting just metres from cycle paths, boating, fishing and paddling.

Just minutes to world-class surf beaches, nature reserves, premium shopping, restaurants, cafes and cinemas - plus motorway, train links and much more.

This exciting development is a truly well placed, well-priced opportunity - but act fast. These will sell! Contact the award-winning Robert Dimovski Team today on 4258 0088 to find out more.

**Links**

Inclusions

EXTERNAL/FACADE:

- Selected Face Brick
- Selected James Hardie or similar Cladding

WINDOWS AND FLY SCREENS:

- Aluminium windows and sliding doors
- Aluminium framed fly screens to all opening window & sliding doors

ROOFING:
- Colourbond roofing
- Colourbond fascia and gutters
- PVC downpipes (painted)

**EXTERNAL INCLUSIONS:**

- Colorbond panel lift garage door with motor
- Thermann 6 Star 26L Instantaneous hot water system
- Hume timber XS 24 Front Entry Door
- Gainsborough Tri-lock entry door hardware fitted to entry door
- Kordon termite treatment to comply with Australian standards
- Colour concrete common driveway as per plan
- Coloured concrete to alfresco area
- Full Landscaping as per approved plans
- Brick letter box
- Fold down clothesline to common area allocated
- TV antenna
- External lighting
- 1 gas point to alfresco area
- 1 external double power point to alfresco area
- 2 water taps
- Telstra/NBN Conduit to dwelling

**INTERNAL INCLUSIONS:**

- Large 600mm x 600mm porcelain floor tiles throughout ground level living, dinning and kitchen area
- Solution Dyed Nylon Carpet to all bedrooms 1st floor hallways & stairs
- Gyprock Balustrade walls to stairs
- 1 Gas point in living area
- Taubman 3 coat paint system to internal walls, no allowance for feature walls (Colour elusive white double)
- Stegbar custom mirrored built in wardrobes to all bedrooms including top shelf and hanging rail
- Smoke detectors hardwired with battery backup
- LED down lights throughout living areas and bedrooms
• Fluorescent lights in Garage
• Double Power points throughout living areas, kitchens, bathrooms and laundry
• 2 double power points in bedrooms
• 2 TV points & 1 Pay TV point
• 2 phone/data points
• Ceiling fans to bedrooms
• 5kw Fujitsu reverse cycle split system air-conditioner
• Pre hung internal door jambs & Redi-coat doors painted (Colour elusive white double gloss)
• Lockwood satin chrome door hardware to internal doors privacy to wet areas passage to remainder
• Square set cornice to ground floor living, dinning, kitchen areas and 90mm to remainder

**KITCHEN AND APPLIANCES:**

• White gloss laminate kitchen with, pantry, bulk heads & allowance for fridge and dishwasher
• Quartz 20mm stone bench top (Colour Luna white)
• Quartz stone splash backs (Colour Luna white) Posh stainless steel sink with drainer
• Nobili flick mixer tap to kitchen sink
• Fisher & Paykel 60cm Stainless steel electric oven
• Fisher & Paykel 60cm Stainless steel slide out range hood
• Fisher & Paykel 60cm gas cook top
• Fisher & Paykel 60cm stainless steel dishwasher

**BATHROOM INCLUSIONS:**

• Frameless mirrors
• Aluminium framed shower screen
• Mizu flick mixer to vanity and shower
• White Poly Wall-hung vanity
• 1 60cm single towel rail & 1 toilet roll holder to bathroom
• 300 x 600 white ceramic wall tiles tiled to ceiling height
• 300 x 300 porcelain floor tiles
• Kado lux back to wall toilets with soft close seats
• Hansgroche hand shower on rail to shower
• LED down lights and 1 exhaust fan to bathroom
• Waterproofing to all wet areas to comply with Australian standards
LAUNDRY INCLUSIONS:

- Posh 45L Laundry tub & custom cabinet to laundry
- Flick mixer tap to tub and washing machine taps included
- 300 x 300 Porcelain floor tiles
- White ceramic tiles to laundry tub splashback
Floorplans

Links

387 Reddall Parade, Mt Warrigal Floorplan - 3 Bed 1 Bath 1 Car

387A Reddall Parade, Mt Warrigal Floorplan - 3 Bed 1 Bath 2 Car

389 Reddall Parade, Mt Warrigal Floorplan - 3 Bed 1 Bath 1 Car

389A Reddall Parade, Mt Warrigal Floorplan - 3 Bed 1 Bath 1 Car

391 Reddall Parade, Mt Warrigal Floorplan - 3 Bed 1 Bath 2 Car

113 Madigan Boulevarde, Mt Warrigal Floorplan - 2 Bed 1 Bath 1 Car

111 Madigan Boulevarde, Mt Warrigal Floorplan - 2 Bed 1 Bath 1 Car
Welcome home. To the unspoilt beauty of Lake Illawarra and nearby beaches and reserves. To the convenience of local highway and rail links. To the abundance of shopping, dining, entertainment and services all within five minutes' drive. And to the family friendly streets of Mt Warrigal - schools that are a safe walk away, and a hospital literally at the other end of the street. It's a great place to live.

Enjoy a quiet drink with friends looking out at another stunning sunset across the lake. Then head out to dinner just minutes away in one of Shellharbour City's newest venues, or take in a movie.

By day, grab the surfboard or bucket and spade and head to one of the world-class beaches just five minutes' drive east. Or go for a jog or cycle along the lakefront - starting right from your own front door.

This kind of lifestyle is very possible - and this is your chance to make it a reality.

**Links**

Mount Warrigal Public School  

Oak Flats High School  
http://www.oakflats-h.schools.nsw.edu.au/
With over thirty years of combined design and construction experience, the team at Stiletto's are passionate about delivering high quality, architecturally designed homes that emphasise exceptional customer value.

From entry level homes and medium density projects through to contemporary boutique constructions, their offering underlines the Stiletto mantra of embracing consumer diversity by providing options that suit a range of lifestyles and budgets.

Meticulous with every aspect of the design and construction process, the Stiletto brand demands quality without compromise and is evident in everything they do.

Links

Stiletto Homes
http://stilettohomes.com/
Link To Contract
/

Print Appraisal Letter
/

Proposed Strata Budget

Depreciation Claims Estimate Report
387-391ReddallParadeMOUNTWARRIGALNSW2528CATDR-12575.pdf
Make An Offer

To make a formal offer on this property, please follow the link below & complete the Make An Offer form. We will give you a call to discuss your offer further.

Please note that this written Notice of Offer does not bind either party to an agreement, the buyer may change their mind at any stage up to exchange of contracts with no penalty.

Should there be multiple offers of the same figure terms and conditions will be investigated or a second round of offers will be announced.

Links

Make An Offer
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Imagine - Love - Encourage - WOW!

We do business differently to give you the edge.

By embracing change & constantly challenging tradition Dimosons has a strong desire to improve the way our industry operates.

Our experience, track record & strength of brand puts you in the perfect position to achieve the best possible price for your property.

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