

Indicative Image Only



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# NSW HOUSE & LAND

## TAHMOOR - THE GARDENS

LOT 32 73 CROSS STREET TAHMOOR NSW 2573

### Oakford - MOD Hamptons Facade

HOUSE AREA	170 m <sup>2</sup>
BUILD PRICE	\$450,353
LAND AREA	453.5 m <sup>2</sup>
LAND PRICE	\$449,000
EST. REGISTRATION	Registered
EST. YIELD	3.47% - 3.76%
EST. RENTAL P/W	\$600 - \$650

Embrace the peace and tranquility of country living without compromise in the thriving community of Tahmoor, in South-West Sydney. This is a rare opportunity to be part of a welcoming community with city-style amenities and immediate urban connection. Nestled in a natural wonderland in a rapidly growing part of Greater Sydney, Tahmoor is an investment of a lifetime. Secure your site and start creating an aspirational lifestyle.

### PREMIUM INCLUSIONS

- ✓ Full Turnkey finish
- ✓ Fully fenced, turfed & landscaped
- ✓ Colorbond roof
- ✓ 2550mm high ceilings
- ✓ 600mm Stainless steel kitchen appliances
- ✓ 20mm manufactured stone kitchen benchtop
- ✓ Reverse cycle/split system air-conditioner in living and main bedroom
- ✓ Approximately 1.8kw solar power system
- ✓ Cold water to fridge space
- ✓ Roller blinds throughout (exc wet rooms)
- ✓ Ceiling fans to bedrooms
- ✓ Undercover tiled alfresco area

### LIVING SPACES

Living 116.6  
 Garage 39.7  
 Alfresco 10.1  
 Garage 3.7

Full Turn Key

# \$899,353

