



Lot 1 & 2/13 Ellis Drive, OBERON, NSW 2787

Two Distinct Opportunities - One Exceptional Location.

Brand-New Contemporary Living - Completion Expected Late 2025.

Secure your place in this boutique development and enjoy the benefits of buying off the plan. This unique property release presents not just one, but two thoughtfully designed offerings, each with its own appeal and potential. Proposed Lot 1 and Lot 2 of 13 Ellis Drive provides lifestyle and investment flexibility rarely available in today's market.

Proposed Lot 1& 2 of 13 Ellis Drive

- Three generously sized bedrooms, which have built ins and the master boasting an ensuite, and large walk in robe.
- At the heart of the home is a welcoming open-plan kitchen, dining, and living area creating a central hub.
- Expansive windows allow natural light to stream in, while the layout encourages easy indoor-outdoor living
- Reverse cycle ducted heating and cooling offering comfort throughout the home, no matter what the season.
- New carpet throughout all bedrooms.
- Stone kitchen bench tops.
- Within 2.5 hours of Sydney, the beautiful Oberon township is a mere stone's throw from some of the districts many tourist attractions - within 15 minutes of Mayfield Garden, a short drive from the historic villages of O'Connell and Tarana, and in close proximity to Jenolan Caves and Kanangra Walls National Park.

TYPE: For Sale

INTERNET ID: L36016160

SALE DETAILS

For Sale

CONTACT DETAILS

Elders Emms Mooney

152 William Street

Bathurst, NSW

02 6331 0744

David Sellers

0452542323

Welcome to premier masterpiece in the heart of "Greenview Estate". This brand new build is your opportunity to cement yourself in what is, fast becoming Oberon's premier location

Inclusions for 13 & 13A Ellis Drive, Oberon.

- 7.3 & 7.4 star energy rating to units, as per NatHers certificates
- Insulated concrete slab
- Low E glass to windows
- Tiles to wet area floor as per plan
- Carpet to bedrooms
- Vinyl planks to Living areas
- 600mm gas cook top
- 600mm electric under bench oven
- 600mm canopy rangehood
- 600mm dishwasher
- Stone bench tops to Kitchen
- Laundry benches
- Blinds to windows (excluding wet areas)
- Light fittings (LED downlights)
- TV aerial
- Aluminium framed shower screens / bevelled edge mirrors
- Ceramic toilets and cisterns
- Remotes to panel lift doors
- Reverse cycle electric ducted heating / cooling
- R6.0 & R5.0 Insulation to ceiling
- R2.5 to external walls
- Concrete driveway
- Concrete paths around house
- 1500mm colourbond fence to rear and sides
- Turf to front / back and side
- Letterbox / clothesline
- Side gates

For more information contact Dave Sellers on 0452 542 323 or one of the Elders Emms Mooney team.

Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it.

- Land Area 825.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Single garage
- Floorboards



FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

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