



Fixed Price

Home and Land Package



AVOCA FACADE

COPPER 21

 **4**  **2**  **2**

The Copper is ideal for the family that enjoys bringing people together. With its large open plan living and entertaining areas, its vast kitchen with big island bench and an outdoor alfresco area all combine to bring a breath of fresh air to a lovely family home.

Total Area	197.08 m ²
House Width	11.03 m
House Depth	18.95 m

Package Price

\$936,390

Aberlyn Estate

401 Shortland Drive Maitland NSW 2320

Land Registration	01/08/2026
House Price	\$496,390
Land Price	\$440,000
Land Size	554.0 m ²
Frontage	15.0 M
Contract	Fixed Price - Full Turnkey
Approx Rent p/w	\$825/\$875
Est. Gross Yield	4.58% - 4.86%

**CONTACT
YOUR AGENT**

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IP

IP: Investor Inclusions Package

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LP

LP: Landscape Package

- Ducted air conditioning throughout
- LED downlights throughout
- Automatic garage door with 2 remotes
- Fully-finished tiled outdoor alfresco
- Roller blinds, flyscreens and keyed locks throughout
- Fully-lined kitchen cabinetry with overhead cupboards and bulkhead
- Kitchen 20mm stone benchtop with large sink
- 600mm stainless steel gas cooktop and recirculating pull-out rangehood
- Stainless steel 600mm electric oven
- Stainless steel dishwasher, installed into kitchen cabinets
- Contemporary floating-style vanities, mirrors and accessories to all bathrooms
- 1650mm bathtub as indicated in floorplan
- Ceramic tiles to bathroom, ensuite and laundry
- Ceramic tiles to entry, family, kitchen, meals areas, alfresco and patio
- Carpet to bedrooms and a|| other internal areas
- Quality paint system to ceilings and walls
- Slimline water tank
- NBN provision
- Finished driveway with path
- Lawn turf to front and back yard
- Front garden bed with Australian native shrubs and edging
- Fencing to suit covenant/estate requirements
- Colorbond Letterbox
- Outdoor slimline single-fold clothesline
- House numbers

