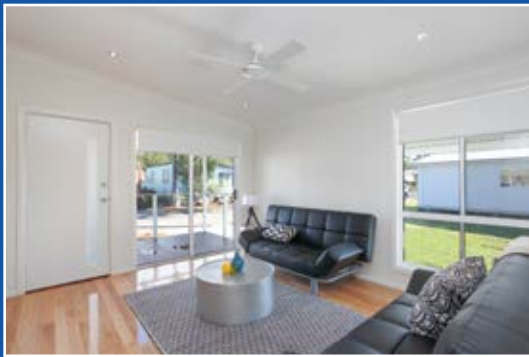


Local Businesses & Services

- ✓ Supermarket
- ✓ Local cafes
- ✓ Hairdresser
- ✓ Bottle shop
- ✓ Butcher
- ✓ Bakery
- ✓ Computer repairs
- ✓ Newsagent
- ✓ Post Office
- ✓ Doctor's surgery
- ✓ Pathology
- ✓ Hunter New England Health Nurse Service
- ✓ Pharmacy
- ✓ 24hr Fuel & roadhouse
- ✓ Mechanic
- ✓ Karuah & District RSL & Bowling Club
- ✓ FREE courtesy bus 7 days
- ✓ Bowling greens
- ✓ Restaurant



Benefits

- ✓ No Stamp Duty
- ✓ No entry or exit fees
- ✓ No land rates
- ✓ Storage sites available
- ✓ Security gated community
- ✓ Community hall
- ✓ Library
- ✓ Pool
- ✓ Tennis court
- ✓ Jetty & moorings
- ✓ Rental assistance*
- ✓ Energy rebate*
*Subject to Government application for eligible residents

Book an appointment to view our Display Home or call to find out more information
TEL: 02 4997 5950



W: www.karuahwatersestate.com.au

E: sales@karuahwatersestate.com.au

P: 02 4997 5950

A: 88 Holdom Rd Karuah NSW 2324



Location

Karuah Waters Estate is a waterfront park locate on the Karuah river just 500m from the main street in Karuah

- ✓ Access to Port Stephens & Great Lakes waterways
- ✓ 500m to local shopping district
- ✓ 20 minutes to Tea Gardens & Hawks Nest
- ✓ 45 minutes to Newcastle & Hunter Valley
- ✓ 1 ½ hours to Taree
- ✓ 2 ½ hours from Sydney

New Home Packages From \$245,000

Inclusions:

- ✓ Reverse cycle air conditioning
- ✓ Carport & driveway
- ✓ Garden shed
- ✓ Clothesline
- ✓ Eco-friendly home fully insulated
- ✓ Gas heater connection to living area
- ✓ Water tank
- ✓ Provisions for solar panels
- ✓ Floor coverings: carpet, tiles & timber
- ✓ Window coverings
- ✓ Tapware & shower screens
- ✓ Interior & exterior paint
- ✓ Light fittings & ceiling fans

