

Twelve Princes



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David Podmore



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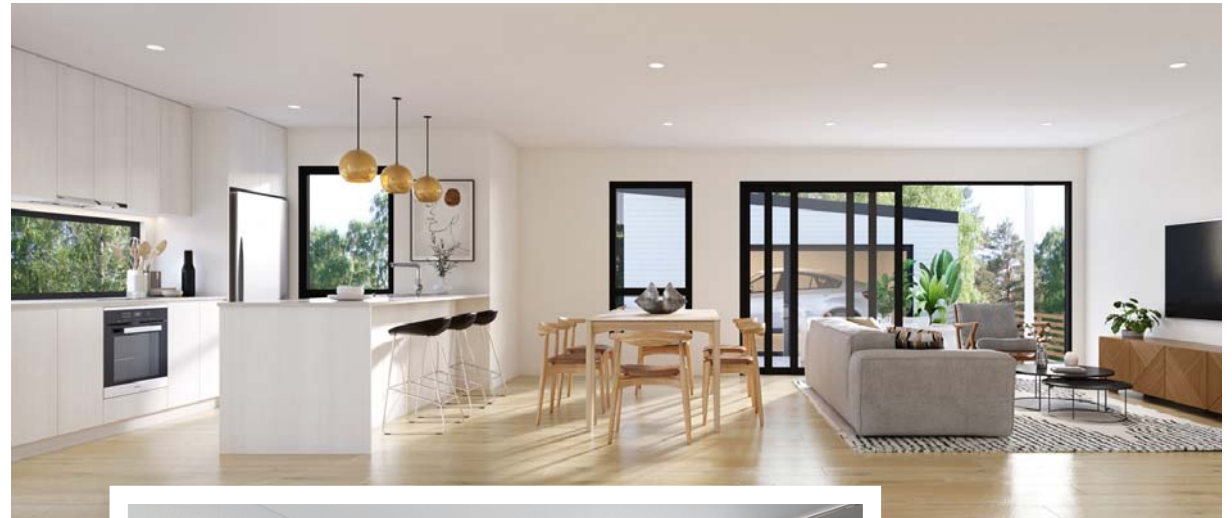
Twelve Princes

12 Princes Avenue, Charlestown NSW 2290

Brand New - For Sale Now

Luxury Townhouses - Premium Inclusions by the polished professionalism of Hunter Coast Homes.

- Three & four double bedrooms
- Walk in robes, ensuites
- Master bedroom deck
- Private courtyards
- Single & double garages
- Fully ducted air conditioning
- Turnkey finish
- Completion anticipated late 2023
- Time to sell your existing home



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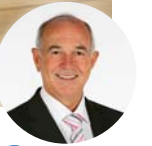


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Redhead Beach

Kahibah Sports Club

12 Princes Ave



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Townhouse	1
Bedrooms	3
Bath	2.5
Car	1
Ground Floor Area	43m ²
First Floor Area	59m ²
First Floor Deck	8m ²
Courtyard Area	32m ²



North

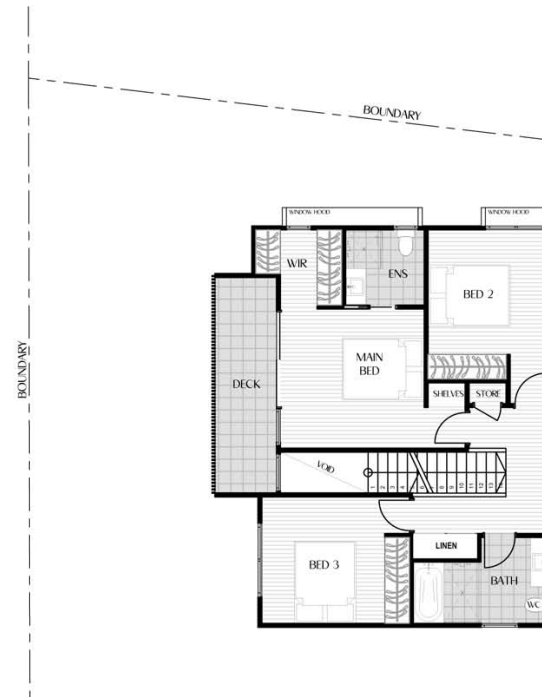


Scale 1:150

NOTE: FLOOR PLANS WERE PRODUCED PRIOR TO COMPLETION OF CONSTRUCTION. THE FURNITURE & INTERIOR FINISHES DEPICTED ARE FOR ILLUSTRATION ONLY. PLANTING ON PLANS IS INDICATIVE ONLY. REFER TO LANDSCAPING PLAN FOR DETAILS. REFER TO FINAL STRATA PLAN TO CONFIRM ALL AREAS. PROSPECTIVE PURCHASERS MUST RELY ON THEIR OWN ENQUIRIES.



GROUND FLOOR PLAN



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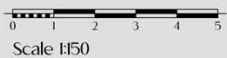


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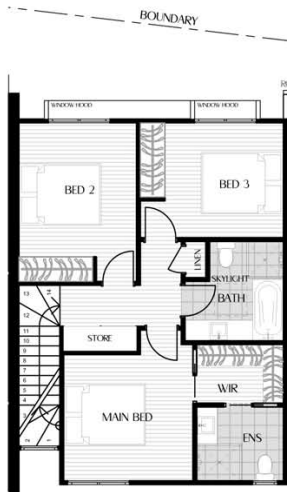
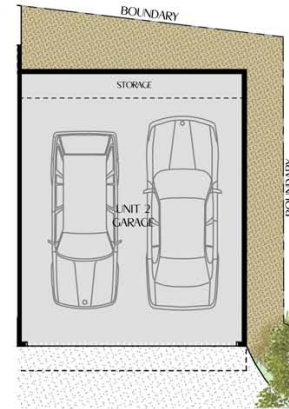
Townhouse	2
Bedrooms	3
Bath	2.5
Car	2
Ground Floor Area	43m ²
First Floor Area	51m ²
Courtyard Area	25m ²



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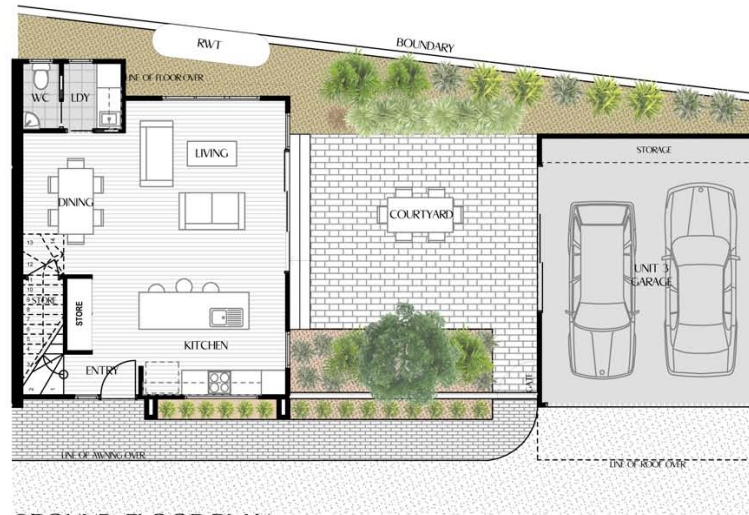
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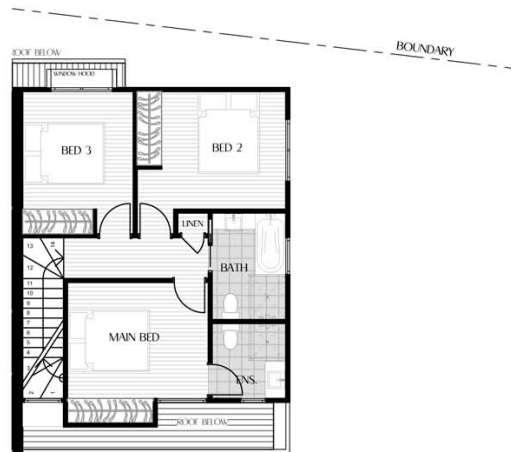
Townhouse	3
Bedrooms	3
Bath	2.5
Car	2
Ground Floor Area	48m ²
First Floor Area	45m ²
Courtyard Area	67m ²



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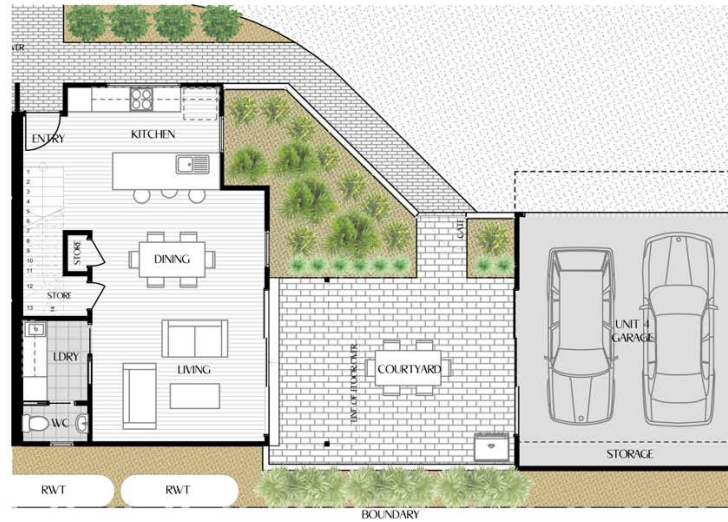
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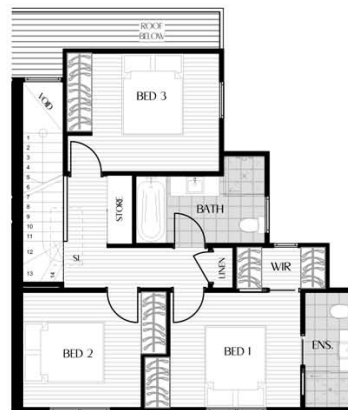
Townhouse	4
Bedrooms	3
Bath	2.5
Car	2
Ground Floor Area	48m ²
First Floor Area	50m ²
Courtyard Area	51m ²



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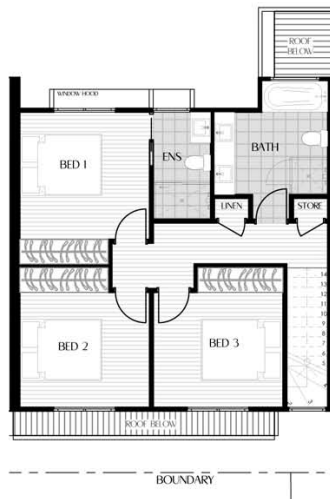
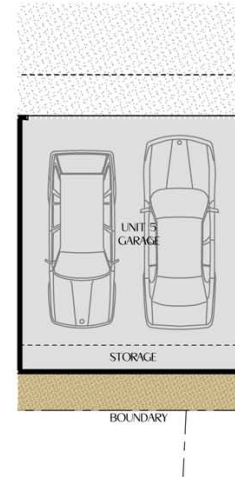
Townhouse	5
Bedrooms	3
Bath	2.5
Car	2
Ground Floor Area	51m ²
First Floor Area	52m ²
Courtyard Area	24m ²



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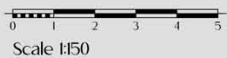


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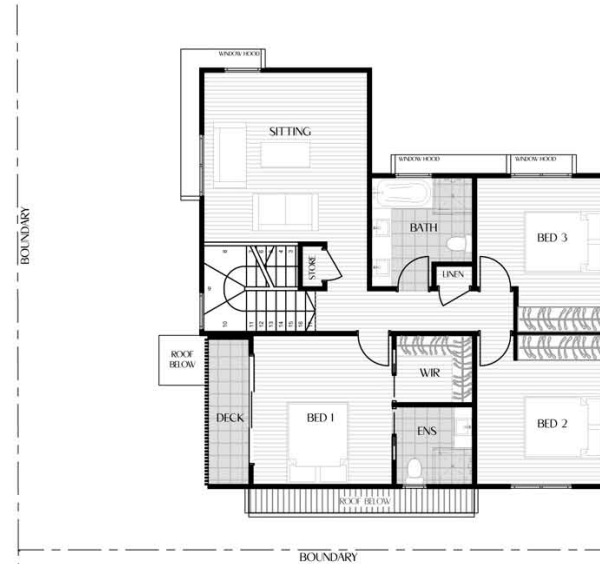
Townhouse	6
Bedrooms	3
Bath	2.5
Car	1 + Stacked Space
Ground Floor Area	55m ²
First Floor Area	74m ²
Courtyard Area	24m ²



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Twelve Princes External Finishes



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Twelve Princes Internal Finishes

KITCHEN		
	Benchtop	Quantum Quartz White Swirl 20mm
	Kitchen splashback	Whoosh White Gloss Tile 75x300mm
	Lower/upper Cabinets and drawers	Melamine Colour Classic White Ashgrain Finish Matt Edge profile: square edge + matching ABS edge Thickness 18mm
	Flooring	Hybrid vinyl Flooring Mistura Colour: Buff Plank 1522x240mm, 6mm Code: SCB5517
	Tap	Elysian Kitchen Mixer -Brushed nickel
	Kitchen pendant light	Byron 1 Light Medium Pendant Natural Weave 305h, 460w
	Kitchen Sink	Zalo Double Kitchen sink 855mm - Stainless Steel

LAUNDRY /WC		
	Benchtop	Quantum Quartz White Swirl 20mm
	Lower/upper Cabinets and drawers	Melamine Colour Classic White Ashgrain Finish Matt Edge profile: square edge + matching ABS edge Thickness 18mm
	Flooring	Tile: Concrete Fusion Colour: Sand 300x600mm
	Skirting tile, also behind vanity in WC up to 1200mm, also btw upper and lower LDY cabinets.	Tile: Concrete Fusion Colour: Sand 300x600mm
	Hand Basin WC	Clark square 420mm Hand Wall Basin w420xd250xh150 Code :CL40006W1
	Tap Hand Basin	Elysian Basin Mixer -Brushed nickel
	Laundry sink	Clark square 35 litre Flushline tub w480xd500xh230 Code: CL200011
	Tap Laundry	Elysian Kitchen Mixer -Brushed nickel

BATHROOM		
	Towel holder	Otto Robe Hook- brushed nickel
	Flooring, also bath surround around built in bath	Tile: Concrete Fusion Colour: Sand 300x600mm
	Tile Feature wall behind bath, to ceiling	200x200mm Revival Celtic Tile Matt wall tile
	Wall tile to bathroom and shower	White matt Rectified edge 300x600mm
	Vanity Option 1	Addison 4 Drawer Vanity wall hung Glacier white composite top Oak finish, finger pulls 1164mmx450dx512h
	Basin	Lola Basin sink- Matte White 380mm, 110mm high
	Tap -Vanity Tap Bath	Elysian minimal Mixer and spout set -Brushed nickel
	ShowerMixer Bath mixer	Elysian minimal Mixer - Brushed nickel



Twelve Princes Internal Finishes

	Shower	Dana shower rose 250mm round Brushed Nickel, pair with Phili shower arm 400mm
ENSUITE		
	Flooring	Tile: Concrete Fusion Colour: Sand 300x600mm
	Tile Feature - Floor to ceiling on shower wall housing taps	Whoosh Smoke Gloss Tile 75x300mm
	Wall tile to bathroom and shower	Alpine White <i>matte</i> Rectified edge 300x600mm
	Vanity	Addison 2 Drawer Vanity wall hung Glacier white composite top Oak finish, finger pulls 900mmx450dx512h
	Basin	Lola Basin sink- Matte White 380mm, 110mm high
	Tap -Vanity	Elysian minimal Mixer and spout set -Brushed nickel
	Shower	Dana shower rose 250mm round Brushed Nickel, pair with Phili shower arm 400mm

	ShowerMixer	Elysian minimal Mixer -Brushed nickel
	Towel rail, bathroom, ensuite	Otto Single towel rail 600mm Brushed Nickel
GENERAL		
	Paint Finish Walls	Natural White
	Paint Finish Doors	Natural White Semi Gloss
	Flooring	Hybrid vinyl Flooring Mistura Colour : Buff Plank 1522x240mm, 6mm Code: SCB5517
	Carpet	Feltex Range: Great Divide Colour: Buninyong 100% wool, textured loop pile
	Stair nosing	Roberts Aluminium stair nosing 6mm Plank finish 41-460 Dark Bronze

APPLIANCES		
	Oven	Westinghouse 600mm Electric Built in oven 80l gross capacity WVE615SCA
	Cooktop	Westinghouse 600mm Gas Cooktop WHG644SC
	Rangehood	Westinghouse 600mm Slideout range hood Stainless Steel WRR614SB



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Schedule	Bedrooms	Bathrooms	Ensuites	Toilets	Garages	Linens	Storerooms	Walk-In Robes	Bedroom Deck	Sitting or Fourth Bedroom	m ²	Price
Unit 1	3	1	1	3	1	1	1	1	1	-	168	\$1,025,000
Unit 2	3	1	1	3	2	1	1	1	-	-	157	\$950,000
Unit 3	3	1	1	3	2	1	1	-	-	-	200	SOLD
Unit 4	3	1	1	3	2	1	1	1	-	-	183	SOLD
Unit 5	3	1	1	3	2	1	1	-	-	-	163	\$950,000
Unit 6	3	1	1	3	1+	1	1	1	-	1	212	\$1,075,000

Intending purchasers must always rely upon their own enquiries as the above information has been provided by various sources. While we trust it to be correct, it is not guaranteed by us and does not form part of the contract.



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