



## Lot 113 Loxford Estate - Gillieston Heights

ZEPEL 25 **\$1,033,580\***

 5  3  2  231.6m<sup>2</sup>  759m<sup>2</sup>

### ZEPEL 25 HAMPTONS FACADE

Designed for family life, the Zepel offers five bedrooms including a private downstairs guest suite, flexible living zones and an open plan heart flowing to the alfresco for easy connection.

### INCLUSIONS

- 20mm stone benchtops to Kitchen and Bathrooms
- 2600 mm ceiling height
- 900 mm appliances plus 600 mm dishwasher
- Quality floor coverings
- 5.7kW Solar
- Site Costs\*

### LOCATION & LIFESTYLE

The Loxford is a premium masterplanned land estate located off Cessnock Road in Gillieston Heights, Residents enjoy tree-lined streets, public art installations, and active cycleways. Its prime location offers natural country charm while remaining minutes from Maitland CBD and 40 minutes from Newcastle.

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This plan is for illustrative purposes only - not to scale.

Ground Floor	102.17m <sup>2</sup>	Alfresco	9.66m <sup>2</sup>
First Floor	85.63m <sup>2</sup>	Porch	1.35m <sup>2</sup>
Garage	33.83m <sup>2</sup>	<b>Total</b>	<b>231.64m<sup>2</sup></b>