

Stroud Homes Tamworth  
ABN: 18 168 154 621 Lic No: 282729C

Paddington 176

CLASSIC FACADE



3 BED - 2 BATH - 2 CAR - MEDIA

FLOOR PLAN: 176m<sup>2</sup>



Paddington 176 - CLASSIC

**\$451,000**

HOUSE SIZE

Width 11m, Depth 18.9m

ALTERNATE FACADES

COLONIAL FACADE



SKILLION FACADE



**INCLUSIONS:**

- H1 Class Slab
- Site Works to .5M
- Caesarstone bench tops: kitchen & bath
- 900mm Westinghouse S/Steel, upright cooker
- 900mm Westinghouse range hood, fully ducted
- Westinghouse stainless steel dishwasher
- Soft close kitchen drawers - cutlery bank
- Broom finish concrete driveway (60m<sup>2</sup>)
- Colorbond roof, 22 colour range
- Flyscreens and sliding screen doors
- T V antenna, clothesline and letterbox
- 3 coat paint system

- Daiken ducted air conditioning
  - Downlights throughout
  - Bulkheads above overhead cupboards
  - Gainsborough door furniture
  - Built in robes in all bedrooms
  - Builders range carpet
  - All floor coverings
  - Quality tapware
  - Hot water system
  - Fully lined alfresco ceiling
  - Personalised interior designer service
- Stroud Homes Fully Loaded Inclusions*

**LAND**

Lot 105 Cookes Hill, Cookes Road  
Armidale 640m<sup>2</sup> \$143,000

**ESTATE AGENT**

Ben Saxby 0413 279 884  
Brad Dunham 0448 721 277



**Peter Verrier**

[www.stroudhomes.com.au](http://www.stroudhomes.com.au)

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\*Photos used in the advertisement are not photos of the actual home.  
\*Refer to each individual quote for information on finishes and inclusions.  
\*Prices subject to change without notice.