



## HOUSE & LAND

Edgewater Estate  
San Remo



### LOT 223 PATERSON DRIVE, SAN REMO

Build your dream home on this large plot of 579 m<sup>2</sup> within easy walking distance to the main street of San Remo.

This house and land package will provide you with beautiful views of Westernport Bay and is only minutes from the back beach as well.



Land Size: 579 m<sup>2</sup>  
House Size 257.58 m<sup>2</sup>

### Contact Us

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- Phone: 03 5672 1999
- Email [reception@coldonhomes.com.au](mailto:reception@coldonhomes.com.au)
- Open 7 days a week (excl. public holidays)
- Mon to Fri – 8:00am to 5:00pm
- Sat & Sun – 1:00pm to 4:00pm

# PACKAGE INCLUSIONS

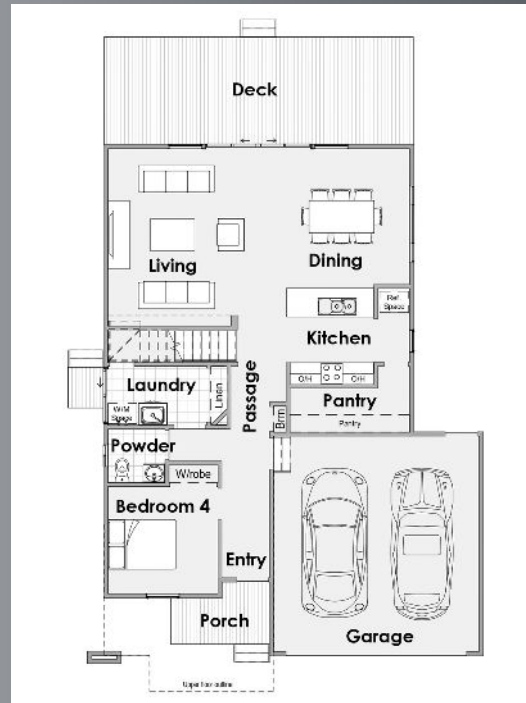
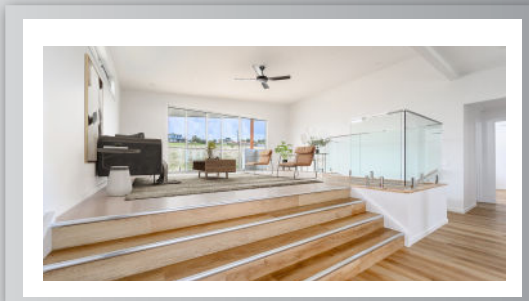
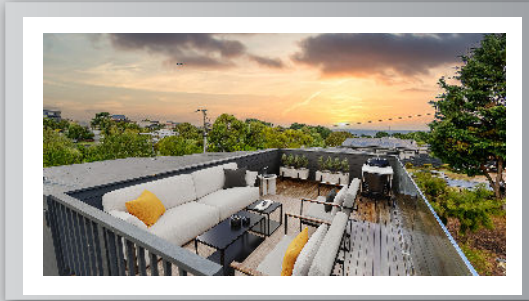
## Sutherland

The Sutherland has a flowing layout and stunning indoor/outdoor rear deck, ideal for entertaining.

With a walk-in pantry and two large living areas you will never feel like you are short of room.

From the functional entry through to the roomy bedrooms all with built-in robes and a Ensuite to the Master Bedroom this home offers flexible family living at exceptional value for money.

- Floor coverings throughout
- Stainless steel appliances
- Large rear verandah
- 4 bedrooms all with built in robes
- Colorbond steel roofing
- Ensuite to master bedroom
- Driveway & paths
- Split system heating / cooling
- Stone Benchtops to the Kitchen



Price From  
**\$929,000**

Coldon Homes has taken care in preparing this information. All sizes and locations of lots and prices may change. Prices may also vary depending on site costs, inclusions and client requirements. Packages do not include stamp duty costs or legal fees. Unless specified prices do not include fencing, paths, furnishings and window furnishings. Floor coverings are included throughout. For further information, please contact our friendly Sales Consultants. Photography and illustrations should be used as a guide only. House and land packages, are only offered for the stated lot and home advertised and is only available until sold. House and land bundles are subject to land availability.