

LOT 1 · WOODRIDGE ESTATE, THRUMSTER

BRAND NEW DUPLEX · NOW SELLING



Two homes. One smart opportunity.

A standout duplex on a generous 868.8 m² corner allotment at Corkwood Way and Sparrow Parkway — two complete three-bedroom homes with media room, double garage and alfresco each, in a duplex design already approved by the estate.

HOUSE & LAND PACKAGE

\$1,440,406

2

HOMES

3

BEDS

2

CARS

340.8

M² TOTAL

WHY LOT 1

A corner block with the thinking already done.

Lot 1 is a substantial 868.8 m² corner allotment in the new Woodridge community at Sovereign Hills, with frontage to both Corkwood Way and Sparrow Parkway. The duplex on this page was drawn for the site and is already approved by the estate — so much of the work of deciding what to build here is behind you. For investors, that's two rental incomes from one property. For families, it's a way to live close together while keeping separate homes.

Estate approved

The duplex design is approved for this lot by the estate — façade, roofline and siting already meet the Woodridge guidelines.

Two complete homes

Each residence has three bedrooms plus a media room, open-plan living and dining, a double garage and its own alfresco — 170.4 m² each.

One package price

\$1,440,406 for house and land together — quoted on this lot, for both homes, with the plans and inclusions set out for you.

THE BLOCK

868.8 m²

corner allotment

Dual street frontage to Corkwood Way and Sparrow Parkway, carrying 340.8 m² of building area — approximately 36.7 squares — across two independent homes, ten minutes from Port Macquarie's beaches.

THE ADDRESS

A new neighbourhood inside an established community.

- 01** Woodridge is the newest neighbourhood within the established Sovereign Hills community at Thrumster
- 02** Walk to Sovereign Place Town Centre — IGA, chemist, cafés, gym, medical and vet
- 03** Childcare and St Joseph's Regional College inside the community
- 04** Thrumster regional sporting fields, walking trails and parkland close by
- 05** Ten minutes to Port Macquarie's beaches, ten to the hinterland



WOODRIDGE
SOVEREIGN HILLS

Two 170.4 m² homes,
planned around the corner.

340.8 m²
COMBINED BUILDING AREA



HOME 1 · 3 BEDS · 2 LIVING	170.4 M ²	HOME 2 · 3 BED · 2 LIVING	170.4 M ²
Main bed + walk-in robe + ensuite	3.3 × 3.5	Main bed + walk-in robe + ensuite	3.4 × 3.3
Living	3.2 × 4.0	Lounge	2.9 × 4.5
Dining	3.0 × 4.9	Dining	2.6 × 4.5
Media	3.0 × 4.2	Media	3.3 × 3.0
Alfresco	2.9 × 4.0	Alfresco	3.1 × 3.6
Double garage	5.6 × 6.2	Double garage	6.2 × 5.6

WHAT'S INCLUDED

Premium inclusions to both homes.

KITCHEN

- ✓ Keena Kitchens with soft-close drawers
- ✓ Dishwasher provision
- ✓ Westinghouse kitchen appliances
- ✓ Pantry to each home

INTERNAL

- ✓ Three bedrooms plus a separate media room to each home
- ✓ Main bedroom with walk-in robe
- ✓ Open-plan kitchen, living and dining areas
- ✓ Robes and linen storage as shown on plan

COMFORT & ENERGY

- ✓ Ducted air-conditioning throughout both homes
- ✓ Dux instantaneous gas hot water

BATHROOM & ENSUITE

- ✓ Full-height tiling to bathrooms and ensuites
- ✓ Fienza vanities and toilet suites
- ✓ Fienza tapware throughout
- ✓ Main bedroom ensuite to each home

EXTERNAL

- ✓ Bradnam's aluminium windows and sliding doors
- ✓ Double garage to each residence
- ✓ Alfresco entertaining area to each home
- ✓ Estate-approved duplex façade and colours

THE PACKAGE

- ✓ House and land package — \$1,440,406
- ✓ 868.8 m² corner allotment with dual street frontage
- ✓ 340.8 m² combined building area — approx. 36.7 squares



Forty years of building on this coast.

A local, family-run builder with extensive experience in duplexes, investment properties and new homes — we'll guide you from understanding the package and inclusions through to construction and handover.

COME AND SEE IT

Lot 1 is one of one.

Enquire today for the complete plans, inclusions and package information — or walk the block with us.

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Price of \$1,440,406 is for the duplex house and land package at Lot 1, Woodridge, Sovereign Hills, Thrumster NSW 2444, current at the date of publication and subject to land availability, contract and finance approval. Inclusions listed are indicative and subject to final specification and contract documents; items shown in the render and floor plan may include upgrades or optional items not included in the package price. Render, floor plan and dimensions are artist's impressions and approximate, not to scale, and may change to comply with council, planning, engineering, BASIX or estate requirements and site-specific conditions. Combined building area of 340.8 m² comprises 2 x 170.4 m² including floor area, garage, porch and alfresco. © 2026 Rob Tate Family Homes. All rights reserved. Builder licence 41393.