

LOVEDALE FARM™

HUNTER VALLEY



DISCLAIMER: The CGI rendering is provided for illustrative purposes only. Optional wide profile roof sheet upgrade not included in Package Price.

THE
Spring
COLLECTION

LOT 115 - Paddington

4 2.5 2

Land Size	531.8 sqm
Internal Area	237 sqm
Porch & Terrace	18.6 sqm
House Size*	255.6 sqm 27.5 sqs

*Including Garage

PACKAGE PRICE

\$1,190,068

Home Design	Paddington
Interior Scheme	Light
Home Facade	Granary
External Colour Scheme	5

eden brae
homes

The Paddington 27 by Eden Brae Homes has been thoughtfully reimagined for Lovedale Farm, featuring an exclusive façade and interiors custom-designed and available only within this prestigious Hunter Valley address. Offering four generous bedrooms, multiple living zones and a gourmet kitchen with walk-in pantry, the home flows seamlessly to an elegant alfresco area, creating a refined setting for entertaining and relaxed indoor-outdoor living. Offered off the plan as a complete home and land package, the residence will be delivered fully finished and professionally landscaped, ready to enjoy from day one.

Featured Inclusions

Exterior & Outdoor Living

- Tiled front porch and rear alfresco area
- Painted weatherboard
- Glazed sliding doors to the alfresco area

Interiors

- Laminate flooring to living areas
- Ducted 2-zone air conditioning
- Carpet to bedrooms
- 2.4m high ceilings

Kitchen

- 20mm manufactured stone benchtop
- Cold water point to fridge
- Smeg appliances
- Ceramic tile or feature window splashback where applicable

Bathrooms

- 20mm manufactured stone benchtop
- Floating vanity with laminate finish
- Semi-frameless shower screens
- Ceramic tiles to shower and splashbacks

Laundry

- 45L tub with cabinet
- Ceramic tile splashback

Landscaping

- Front yard: Concrete driveway; turf; planting to front boundary & façade
- Rear yard: Turf; feature tree; mulch to side boundaries
- Side boundaries: Gravel to house perimeter; mulch & screen planting to selected areas
- Prefinished metal or star picket & wire fencing to boundaries

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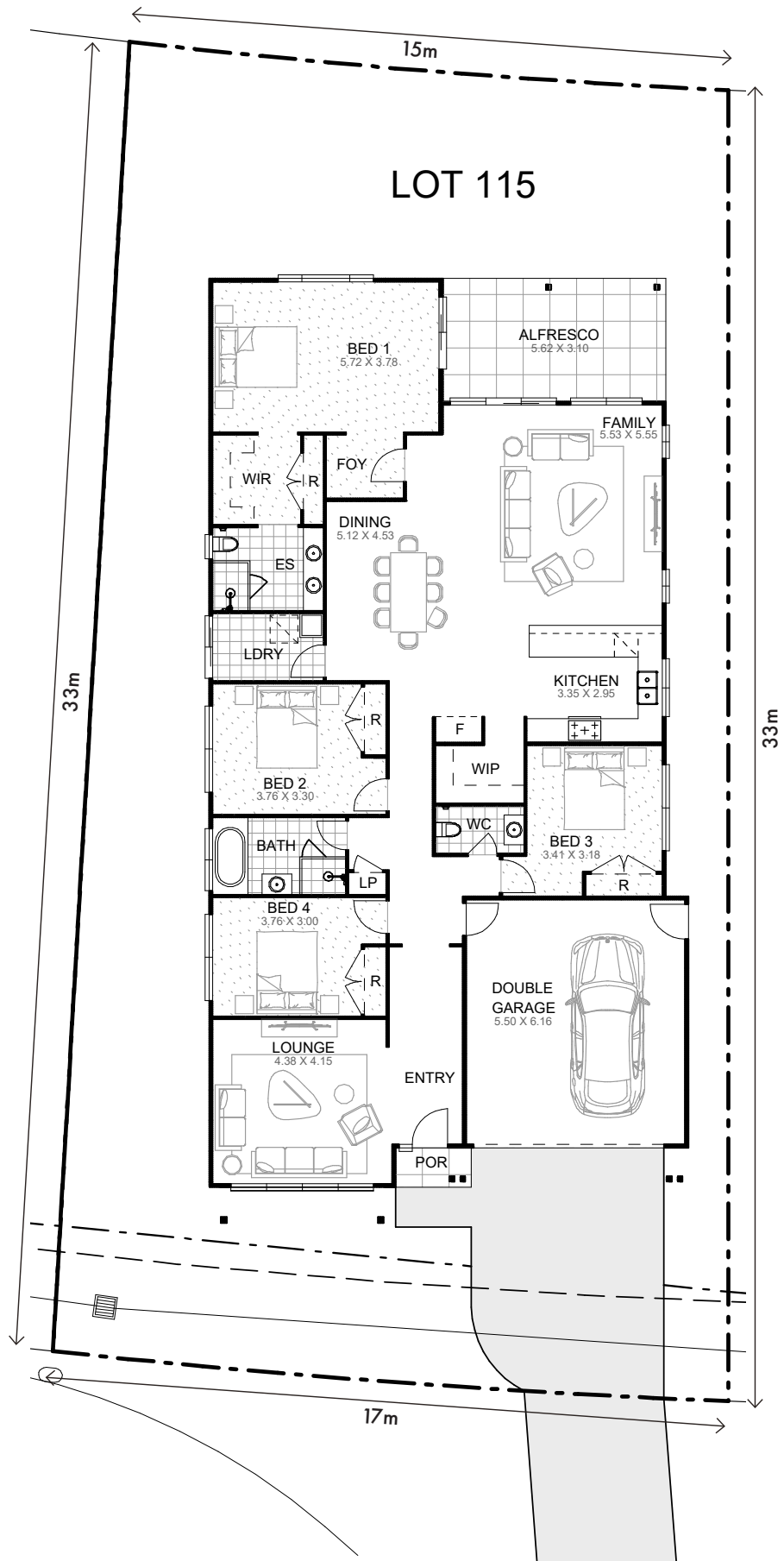
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1800 290 557 | lovedalefarm.com.au
1184 Wine Country Drive Lovedale, NSW 2325

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Disclaimer: This brochure has been prepared by Capital Corporation and Colliers International for marketing purposes and is intended as a general guide only. Package Price is based on standard home and Eden Brae Homes preferred siting. House & land packages are subject to approval of Lovedale Farm design review committee and council. All prices are GST inclusive. Variations to land size, location of services - including but not limited to sewer/stormwater locations, drainage grates, pits, trees, drains, driveway crossover, pram ramps, electrical/other easements, or Section 88B instrument, may necessitate floor plan or siting amendments. All lot locations, sizes, dimensions, and boundaries shown are approximate and subject to final survey, engineering design and council approval. No warranty is given as to the accuracy of the information, and it does not constitute an offer or contract. Interested parties should only rely on the material particulars contained in any actual contract for sale.

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