

# Elders

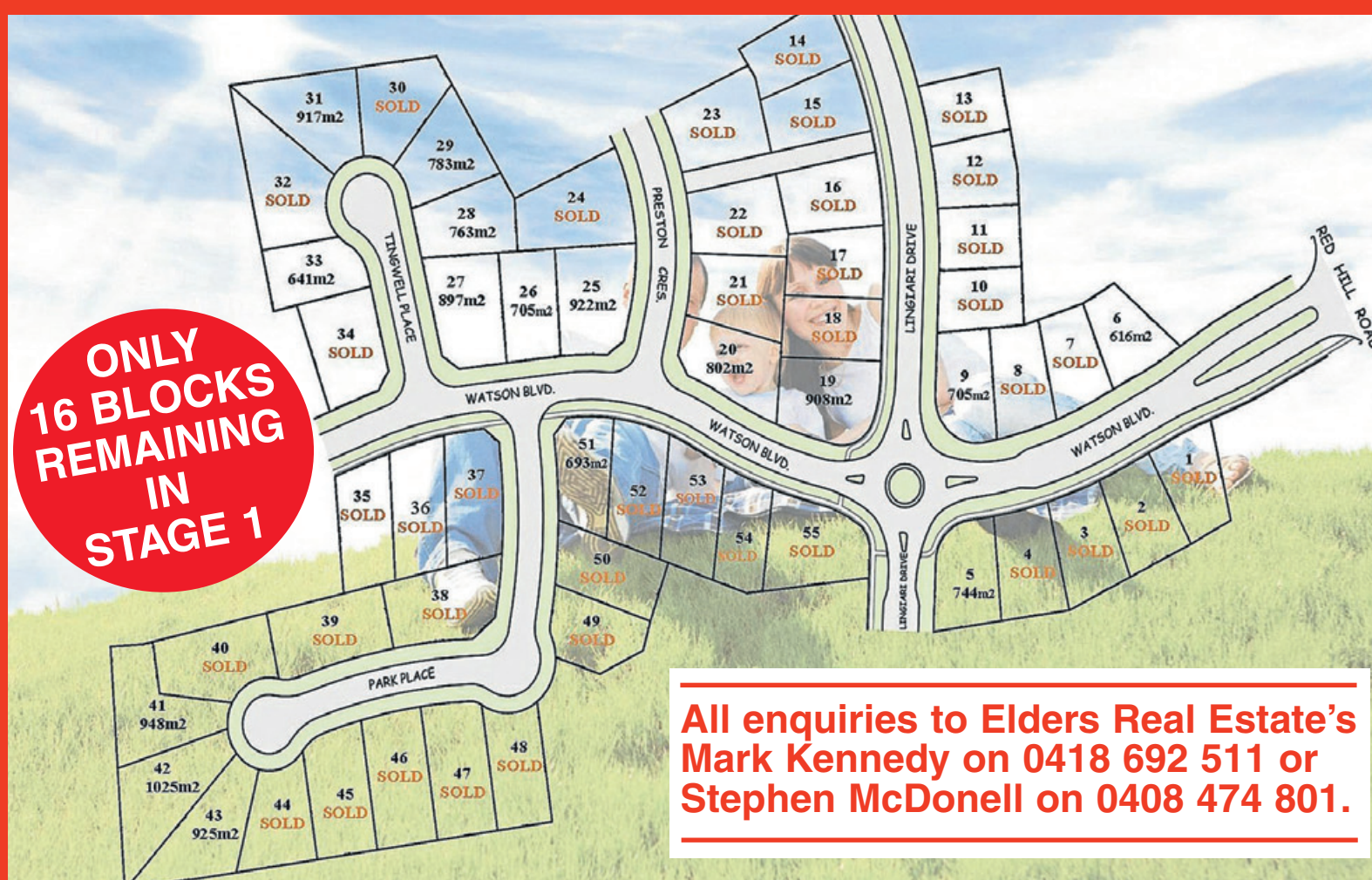
## Real Estate

Advertising feature

# NOW'S THE TIME TO BUILD AT LLOYD

# LloydWEST

A "Water Wise" estate



■ **HOUSE BLOCKS STILL AVAILABLE FROM \$120,000**

■ **DUPLEX BLOCKS STILL AVAILABLE FROM \$159,000**

■ **SECURE YOUR BLOCK TODAY!**

All enquiries to Elders Real Estate's Mark Kennedy on 0418 692 511 or Stephen McDonell on 0408 474 801.

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



# LAND SALES AT LLOYD

## PROGRESSING WELL

LAND sales in one of Wagga's newest estates are progressing well with only a limited number of blocks currently available.

With building of new homes in full swing and the first occupants of the estate taking up residence, opportunity still exists to purchase land in Stage 1 of this elevated and attractive estate.

Situated off Red Hill Road towards the underpass this exciting land release has proved popular with both private buyers and builders alike with over a dozen individual builders electing to commence construction at the subdivision.

House blocks priced from \$120,000 are still available and several outstanding duplex sites remain at \$159,000.

Prospective purchasers have been pleasantly surprised at the elevation of home sites in the release which is a low water use and infiltrator estate.

Enquiries about all land at Lloyd can be directed to Mark Kennedy or Stephen McDonell at the office of the selling agents Elders Real Estate.

## Residential & Commercial



- Wall & Floor Tiling
- Pool Surrounds
- New Homes
- Renovation
- Lic 144142c

Phone Sid  
0417 239 712  
6922 6491

Proud to support Elders Real Estate & Lloyd Development  
[sjrtiling@hotmail.com](mailto:sjrtiling@hotmail.com)

RM1936813

**DARBY MUNRO**  
0417 665 063

**PHIL GANNON**  
0418 695 007

EMAIL  
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- Liaise with Service Authorities

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Proud to support Elders Real Estate and Lloyd Development

new homes | renovations | extensions

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e. [j.nbuilding@yahoo.com.au](mailto:j.nbuilding@yahoo.com.au)  
lic. 94066C

RM1936409



### PETER HOUSE

2 Roma Street, Wagga Wagga NSW 2650

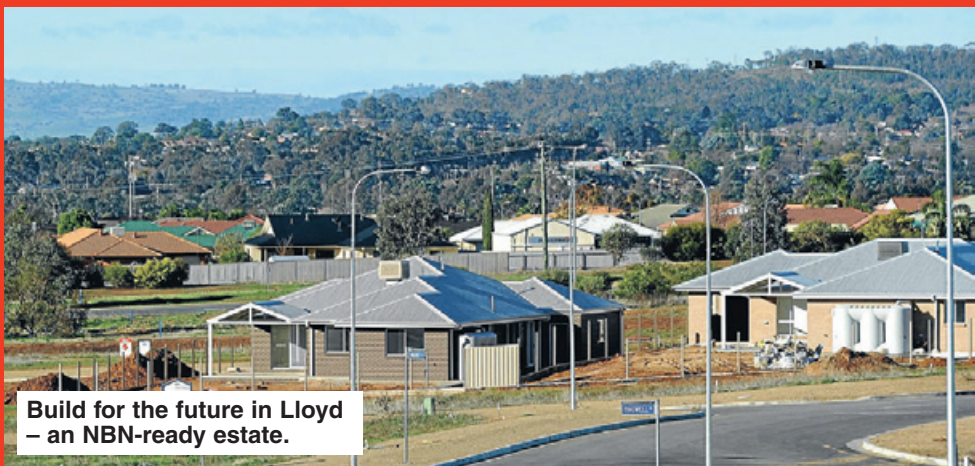
P 02 6925 1446 AH M 0427 498 990 F 02 6925 1456

E [peter@housemaintenance.net.au](mailto:peter@housemaintenance.net.au)

**Proud to be associated with Elders Real Estate and Lloyd Development**

ABN 41 201 851 172  
Vic. Lic. No. DB-L.26780  
Pre-purchase Inspection  
Qualified Supervisor Lic. No. 49769S  
Contractor Lic. No. 196799C

RM1936367



Build for the future in Lloyd – an NBN-ready estate.



Brand-new homes – selling now!



NBN Ready Estate  
**NBNCo**

Beautiful elevated blocks give great views of Wagga Wagga. Pictures: Les Smith



Welcome to Lloyd!

**PENTAK**  
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SUPPLIERS OF QUALITY WINDOWS, SLIDING & STACKER DOORS, FRENCH & BI-FOLD DOORS, CRIMSAFE SECURITY DOORS & WINDOW GRILLES, SHOWERSCREENS FRAMED & FRAMELESS, MIRRORS & TOUGHENED GLASS SPLASHBACKS

Proudly associated with the Lloyd Development

30 Pearson Street, Wagga Wagga  
Ph: 6925 3266 Fax: 6925 1338  
sales@pentakwindows.com.au



**LLOYD: WATER-WISE & NBN-READY**

With increasing water prices and our increasingly busy lifestyles, Lloyd's water-wise landscaping requirements will help save you money, time – and water – while looking great!

Also, in a first for Wagga, all blocks will be connected to the all-new National Broadband Network. Residents at Lloyd West will enjoy the latest up-to-date internet connection Australia has to offer!



Building the dream.

LEW BUTCHER CONCRETE PUMPING PTY LTD

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32 & 24 METRE BOOMS  
2 LINE PUMPS

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Guaranteed Service, Licensed & Registered and OHS Compliant

Proud to support Elders Real Estate and The Lloyd West Development

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- Power Failures
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- Metering
- Alarms
- Undergrounds

**Jason Linsell**

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Proud to support

**Jari Nielsen and Elders Real Estate**  
**Lloyd Development**

Steve **MULROONEY** 0407 408305  
Wayne **PLANT** 0418 695 912  
Sam **STEPHENSON** 0402 469 806  
4 Barwon Place **WAGGA WAGGA** NSW 2650  
Email: w.plant@bigpond.net.au

**THE LAWSON**

Lot 10 Lingiari Drive, Lloyd



Move in and start living

- Spacious 4 bedroom home
- Ensuite & Walk in robe
- Double garage with yard access
- Pergola for entertaining
- Ducted heating and cooling



your plans or ours

0409 722 181

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Shop 6,  
Australian Arcade  
Fitzmaurice St,  
Wagga Wagga NSW 2650  
sales@maslinhomes.com.au  
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**NEW HOMES FOR SALE**

**OPEN TODAY 11am to 3pm**



Lot 7 Watson Boulevard



Lot 7 Watson Boulevard



Lot 7 Watson Boulevard

**FOR SALE**

**Lot 7 Watson Boulevard \$459,000**

- 4 bedrooms, 2 Bathrooms, 2 Car Garage
- Well-designed floor plan for the growing family
- Split-level open-plan residence with kitchen, dining and family room flowing to under-main-roof alfresco area

- Separate front formal lounge room with alfresco views
- Master bedroom set at the back of the property with private balcony
- Kids' retreat adjacent to the 3 separate bedrooms



Lot 8 Watson Boulevard



Lot 8 Watson Boulevard



Lot 8 Watson Boulevard

**FOR SALE**

**Lot 8 Watson Boulevard \$389,000**

- 3 Bedrooms, 2 Bathrooms, 2 Car Garage
- Designed for the busy lifestyle this brand-new three-bedroom home boasts many added features

- Centrally located kitchen overlooks vast living areas that are bright and open
- Ensuite to master, huge covered patio and fully completed yard make this offering outstanding value



**Lot 23 Preston Crescent, Lloyd**

4 | 2 | 2

**Stunning Design**

- Outstanding family home of total area approximately 280 sqm
- Quality appliances, tap ware fixtures and fittings
- Ducted heating and cooling and instantaneous gas hot water system
- Floating timber floors throughout with carpet to lounge and bedrooms
- Compare with others in this category and see point of difference

**\$435,000**

**View Today  
11.00 - 3.00 pm  
Mark Kennedy  
0418 692 511**



**Lot 53 Watson Boulevard, Lloyd**

4 | 2 | 2

**Absolute Stunner**

- Superb Phil Andrea built family home with executive finish
- Elevated and striking kerbside appearance
- Magnificent blend of formal and informal living areas
- Covered outdoor area ideal for entertaining
- Ducted heating & cooling, living area approximately 268 sqm

**\$435,000**

**View Today  
11.00 - 3.00 pm  
Mark Kennedy  
0418 692 511**



**Lot 15 Lingiari Drive, Lloyd**

4 | 2 | 2

**Make An Offer Today & Move Straight In**

- Offers invited on this brand new home boasting stunning internal features
- Numerous living area are bright, open and spacious
- Top quality galley style kitchen boasting Smeg appliances
- Activities room off the rear hallway allowing for a kids play area
- Under roof alfresco flows from the kitchen area great for entertaining

**\$429,000**

**View Today  
11.00 - 3.00 pm  
Stephen McDonell  
0408 474 801**



**Lot 10 Lingiari Drive, Lloyd**

4 | 2 | 2

**Nothing Like A New Home**

- Very popular house plan boasting appealing contemporary architecture
- Neutral colour scheme throughout and spacious light filled living areas
- Flow through the open plan to a well set out kitchen
- Dining area overlooks family room flowing to rear covered patio
- Ducted gas heating and cooling, s/s appliances, landscaped surrounds

**\$389,500**

**View Today  
11.00 - 3.00 pm  
Stephen McDonell  
0408 474 801**