

HOUSE & LAND

Lot 105 Billy's Lookout Estate,
Teralba



Carolina 1 239

Metro facade

4 2.5 2

Lot Size - 540m²

\$639,464

incl land price \$285,000

Alpine Range



Split level designs for sloping sites

Inclusions:

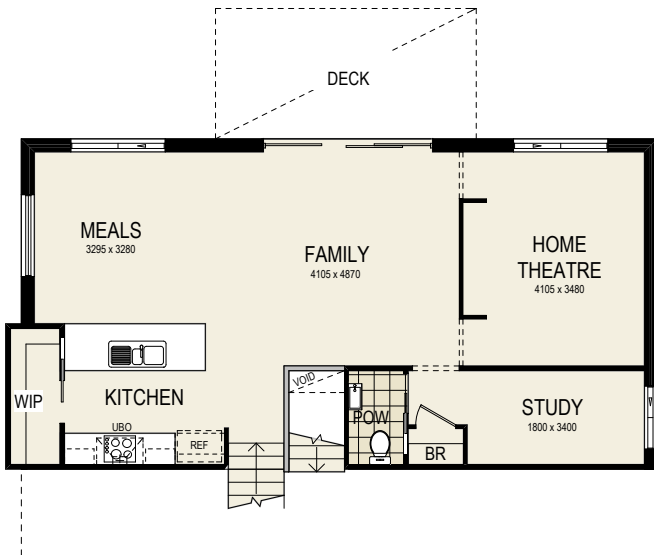
- 4 Star 'Designer Essentials' inclusions
- Site costs & BASiX requirements
- Tiled roof with sarking
- T2 termite resistant frames & trusses
- Caesarstone kitchen benchtops
- Omega stainless steel appliance package inc. dishwasher
- Flyscreens
- Automatic panelift garage door
- Relevant BAL
- Timber Deck

*Note: Turn key package available

CONDITIONS APPLY - Bundle price excludes costs associated with land purchase (eg. legal fees, stamp duty & property searches etc). Pricing is subject to land registration and statutory/regulatory authority requirements (eg. Council, BASiX, Mines, Bushfire Regs etc) as well as soil assessment, contour survey & engineers reports. See inclusions list for standard inclusions. Pictures shown are for illustrative purposes only. Montgomery Homes reserves the right to revise plans, pricing & all specifications without obligation or notice prior to payment of a commencement fee. Site cost allowances are based on average site costs & may vary per individual site. Clients are responsible for tree & vegetation removal as well as scraping the site to a depth of 50-75mm prior to construction. Designs & plans are copyright protected & remain the property of Montgomery Homes Pty Ltd at all times.

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LAKEMACQUARIE

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Dimensions

Overall Width	12.20m
Overall Depth	13.43m
Total m ²	236.21m ² or 25.4 squares

Your personal sales
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Reference Number:
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