

# HOUSE & LAND

Lot 125 Regatta Close,  
Teralba

MONTGOMERY  
HOMES



Riviera 2 260

Executive facade

4  2.5  2 

Lot Size - 510m<sup>2</sup>

**\$708,363**

incl land price \$310,000

Alpine Range



Split level designs for sloping sites

## Inclusions:

- 5 Star 'Platinum Plus' 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
- Alfresco Roof 8.28m x 3m
- Hot water service - Heat pump 250L

\*Turn key package available



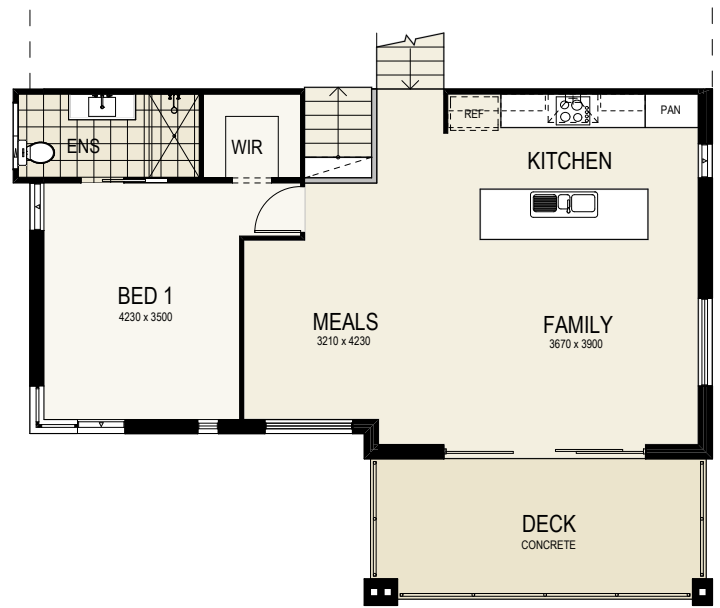
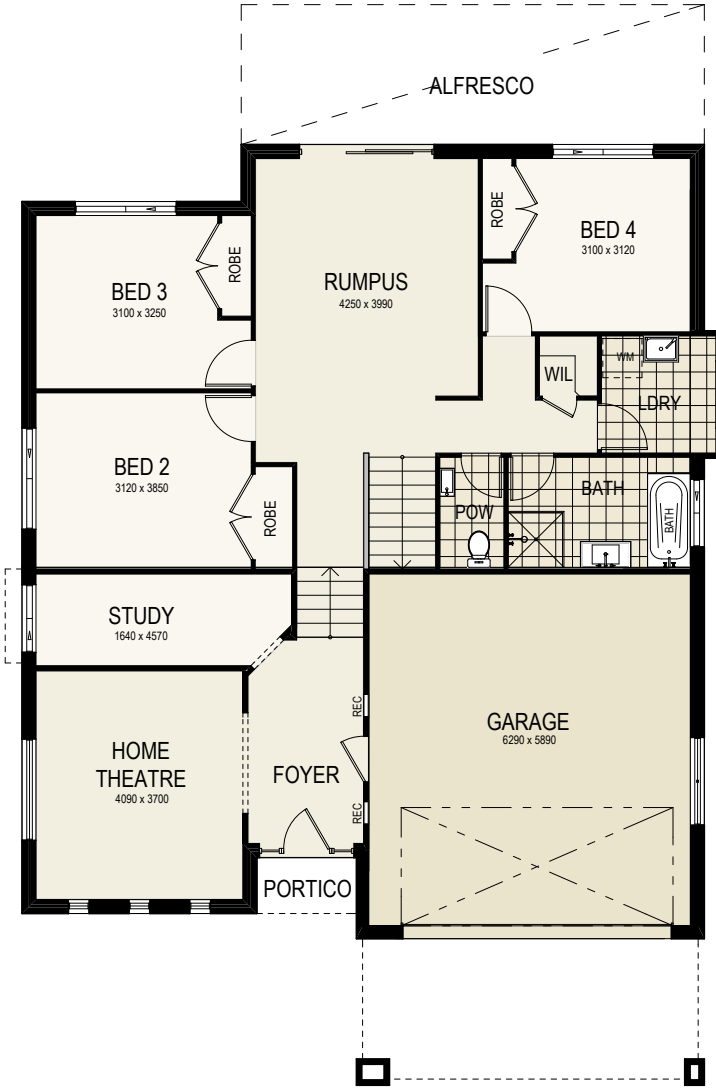
**BILLY'S  
LOOKOUT**

EST. 2015

LAKE MACQUARIE

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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Dimensions

Overall Width	14.20m
Overall Depth	20.52m
Total m <sup>2</sup>	258.04m <sup>2</sup> or 27.8 squares

Your personal sales contact is

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Reference Number:  
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