



# HOUSE AND LAND PACKAGE



**LOT 532**

NAUTILUS ROAD  
BILLY'S LOOKOUT, TERALBA

Avoca 181 | Metro



4 beds



2 baths



2 parks



19 squares



12.14m wide

LOT SIZE: 544m<sup>2</sup>

**\$554,449**

including land \$265,000

## This house and land package includes:

- 4 Star Designer Essentials inclusions
- BASIX requirements including water tank
- Standard site costs
- Termite resistant frames and trusses
- Large double garage with remote control door
- Flyscreens to all windows and doors
- Caesarstone kitchen benchtops
- Iive stainless steel appliance package including dishwasher
- Alfresco with coffered ceiling
- Daikin ducted air conditioning
- BAL 12.5
- Basic landscaping
- Ceramic tiling to living areas
- Carpet to non-tiled areas
- Concrete driveway and footpath
- Supply and installation of light fittings





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montgomeryhomes.com.au



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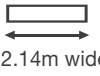
2 baths



2 parks



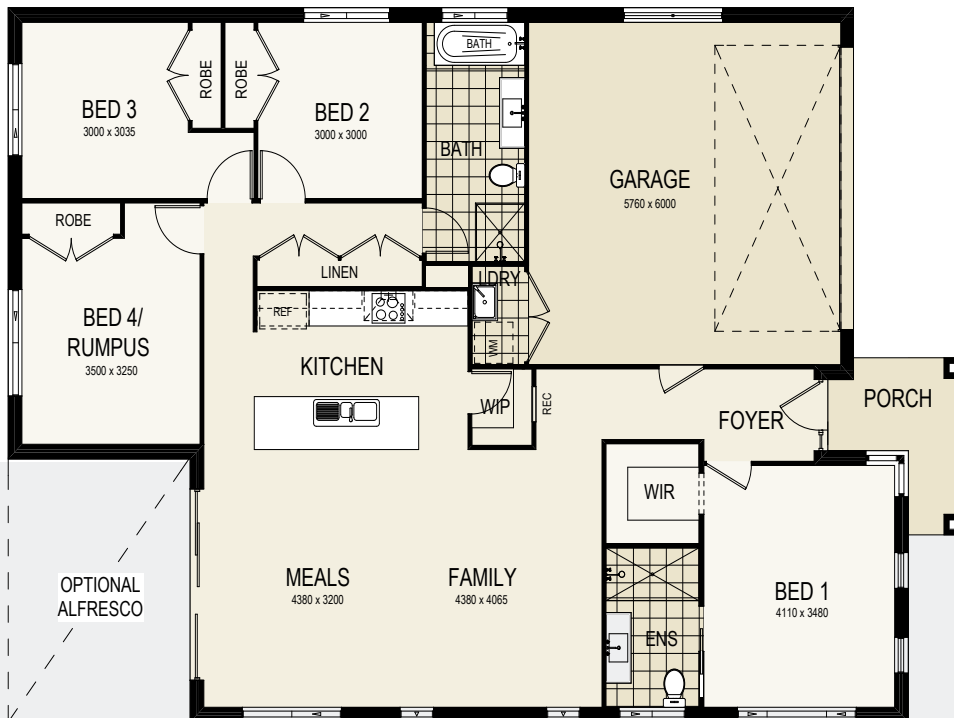
19 squares



12.14m wide

TOTAL FLOOR AREA  
19 squares or 178m<sup>2</sup>

LOT SIZE  
544m<sup>2</sup>



For more information, please contact:

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**CONDITIONS APPLY** Please note that this is not a final tender and Montgomery Homes reserves the right to revise plans, pricing & all specifications without obligation or notice. Pricing is subject to Council & any other statutory or regulatory authority requirements (Eg. BASIX, Mines, Bushfire etc). Designs and plans are Copyright protected and remain the property of Montgomery Homes Pty Ltd at all times. Pictures shown are for illustrative purposes only. Price excludes any external works i.e. landscaping, driveway, retaining walls & excludes floor coverings to living areas & bedrooms etc, window furnishings & light fittings.



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