



HOUSE AND LAND PACKAGE



LOT 2208
FISHERMANS DRIVE,
BILLY'S LOOKOUT, TERALBA

Avoca 181 | Cosmo



4 beds



2 baths



2 parks



19.6 squares



12.14m wide

LOT SIZE: 435m²

\$538,000

including land \$230,000

This house and land package includes:

- Essentials Range inclusions
- BASIX requirements including water tank
- Standard site costs
- T2 Termite resistant frames and trusses
- Sarking under roof tiles
- Independent, Quality Assurance Inspections
- Large double garage with remote control door

Additional Bonuses:

- Inve dishwasher
- Stunning Caesarstone® kitchen benchtops
- Ceramic tiling to living areas
- Quality carpet to non-tiled areas
- Supply and installation of light fittings
- Coloured concrete driveway and footpath
- Alfresco entertainment area including slab
- Taubmans three coat premium paint system to internal walls
- Topsoil, establishment fertiliser, Kikuyu turf
- Elite Stoneware Classic pre-fab letter box.
- Fibreglass mesh flyscreens to all windows & aluminium sliding doors





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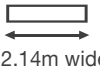
2 baths



2 parks



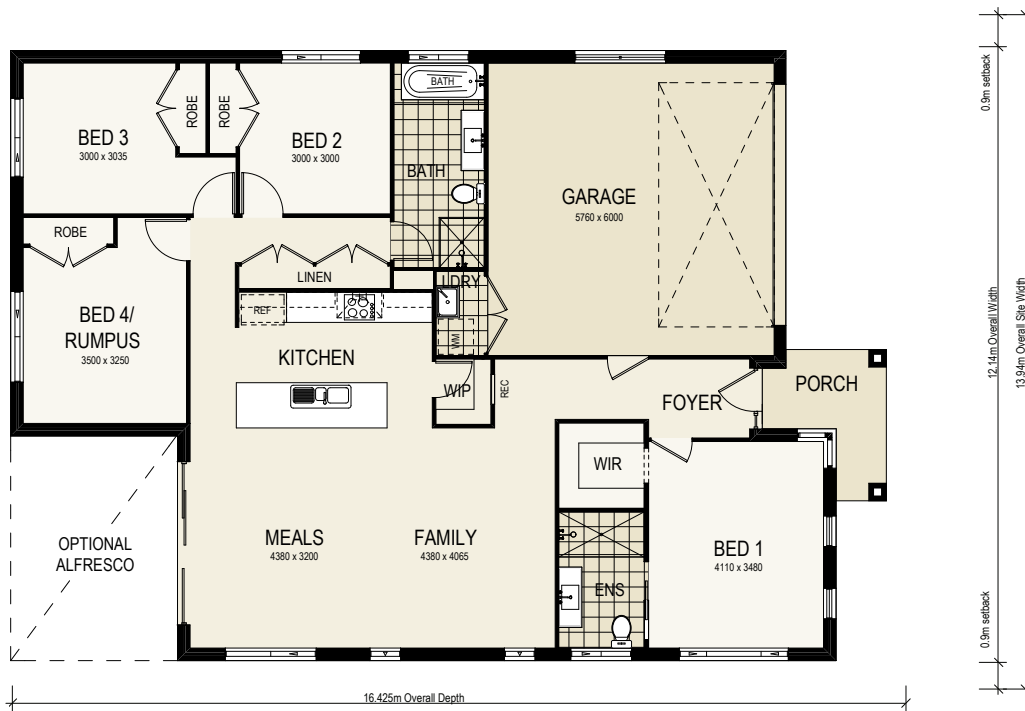
19.6 squares



12.14m wide

TOTAL FLOOR AREA
19.6 squares or 181.95m²

LOT SIZE
435m²



For more information, please contact:

Sydney: 02 8883 5400

Newcastle: 02 4945 4000

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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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