



# HOUSE AND LAND PACKAGE



**LOT 2310**  
FISHERMANS  
DRIVE, BILLY'S  
LOOKOUT,  
TERALBA

Avoca 173 | **Metro**



4 beds



2 baths



2 parks



18.8 squares



11.3m wide

## \$494,000

including land \$230,000

LOT SIZE: 533m<sup>2</sup>

**This house and land package includes:**

- Montgomery Starter Pack Inclusions
- BASIX requirements including water tank
- Standard site costs
- Termite resistant frames and trusses
- Large double garage with remote control door

### Additional Bonuses:

- Artusi stainless steel kitchen appliance package
- Three coat Premium Paint system
- Electrical provisions package
- Alfresco entertainment area
- Daikin split-system air conditioning
- Bushfire construction ready

**For more information, please contact:**

Thomas Wenham

0422 386 073

[thomas@montgomeryhomes.com.au](mailto:thomas@montgomeryhomes.com.au)





# Avoca 173 Metro

montgomeryhomes.com.au



## LOT 2310

FISHERMANS DRIVE,  
BILLY'S LOOKOUT,  
TERALBA



4 beds



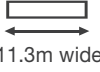
2 baths



2 parks



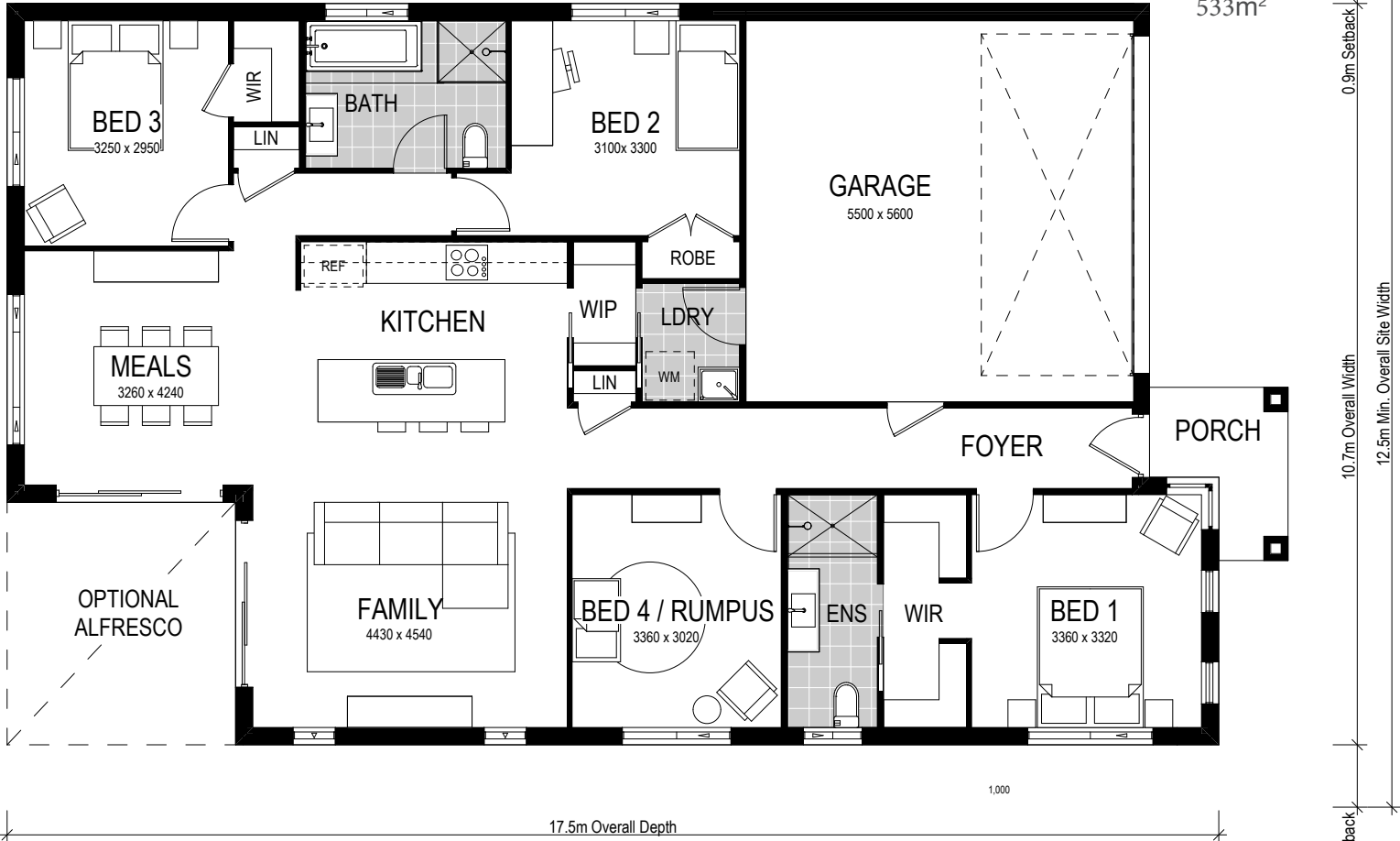
18.8 squares



11.3m wide

TOTAL FLOOR AREA  
18.8 squares or 174.42m<sup>2</sup>

LOT SIZE  
533m<sup>2</sup>



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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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