

# HOUSE AND LAND PACKAGE



**LOT 1507**

FISHERMANS DRIVE,  
BILLY'S LOOKOUT,  
TERALBA

Monaco 2 211 | **Executive**



4 beds



2 baths



2 parks



22.7 squares



12.2m wide

LOT SIZE: 465m<sup>2</sup>

**\$599,000**

including land \$250,000

## This house and land package includes:

- Designer Essentials inclusions
- BASIX requirements including water tank
- Standard site costs
- Termite resistant frames and trusses
- Sarking under roof tiles
- Large double garage with remote control door
- Flyscreens to all windows and sliding doors
- Ilve stainless steel appliance package

## Additional Bonuses:

- Ilve dishwasher and microwave package
- Stone benches throughout the kitchen
- Soft close drawers and doors
- Alfresco entertainment area
- Daikin ducted air conditioning
- Mirrored wall cabinet and increased tiling height
- Modern electrical provisions package
- Alarm and security system with eight zones
- Laundry fitout with Polytec cabinetry & washing machine



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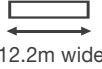
2 baths



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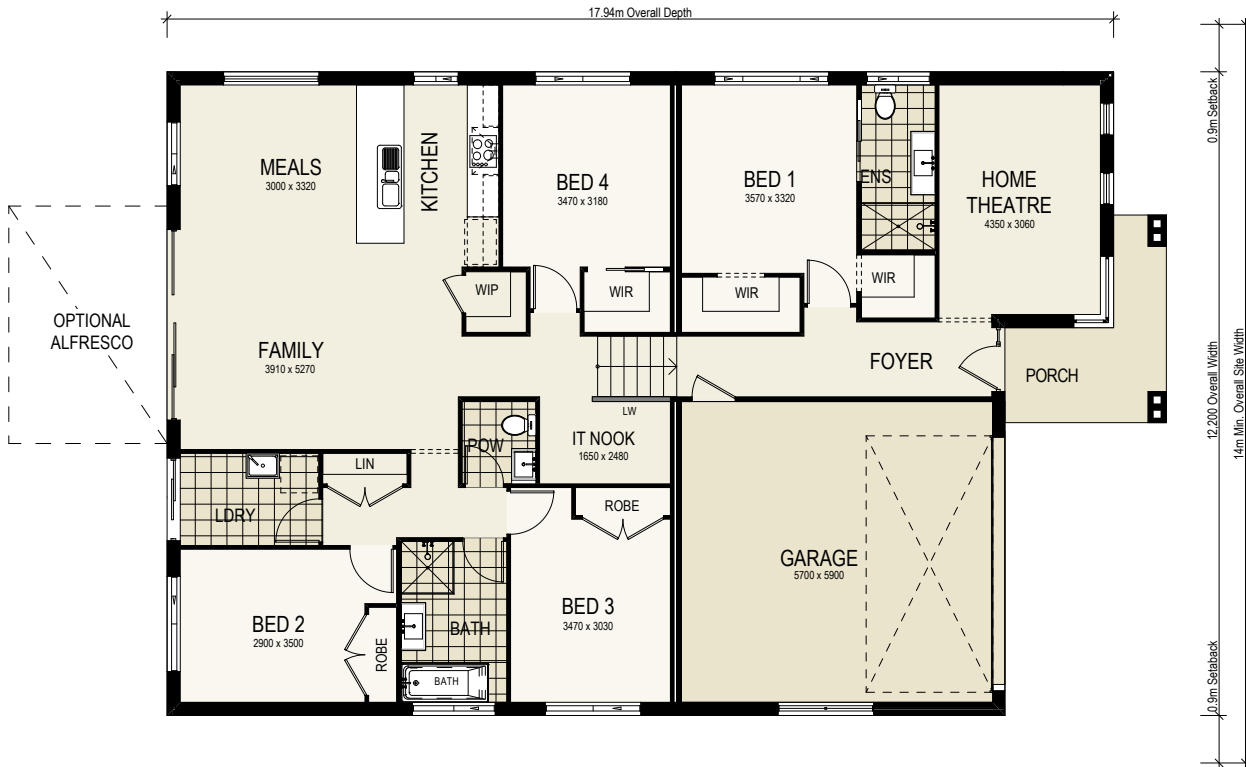
22.7 squares



12.2m wide

**TOTAL FLOOR AREA**  
22.7 squares or 211.37m<sup>2</sup>

**LOT SIZE**  
465m<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.

