

**LOT 2409**  
OUTRIGGER DRIVE  
BILLYS LOOKOUT, TERALBA

**AVOCA 173 | COSMO**

 4 Beds  
  2 Baths  
  2 Park  
  18.5 Squares  
  10.7m Wide

**\$849,500**  
Including Land

Land Size: 445m<sup>2</sup>



*Sophisticated  
inclusions with  
value and style*



## HOUSE AND LAND PACKAGE INCLUDES:

- ✓ BASIX and water tank
- ✓ Standard site costs
- ✓ Termite resistant frames and trusses
- ✓ Sarking under roof tiles
- ✓ Large double garage with remote door
- ✓ Flyscreens to all windows and sliding doors
- ✓ Italian made stainless steel dishwasher & microwave
- ✓ 900mm cook-top & under-bench oven
- ✓ Luxurious 20mm stone kitchen benchtops
- ✓ Three coat Premium Taubmans paint \*(internal walls)
- ✓ Alfresco entertainment area
- ✓ Daikin ducted air conditioning system
- ✓ Quality flooring throughout
- ✓ Laundry fitout with Polytec cabinetry

Sales Executive  
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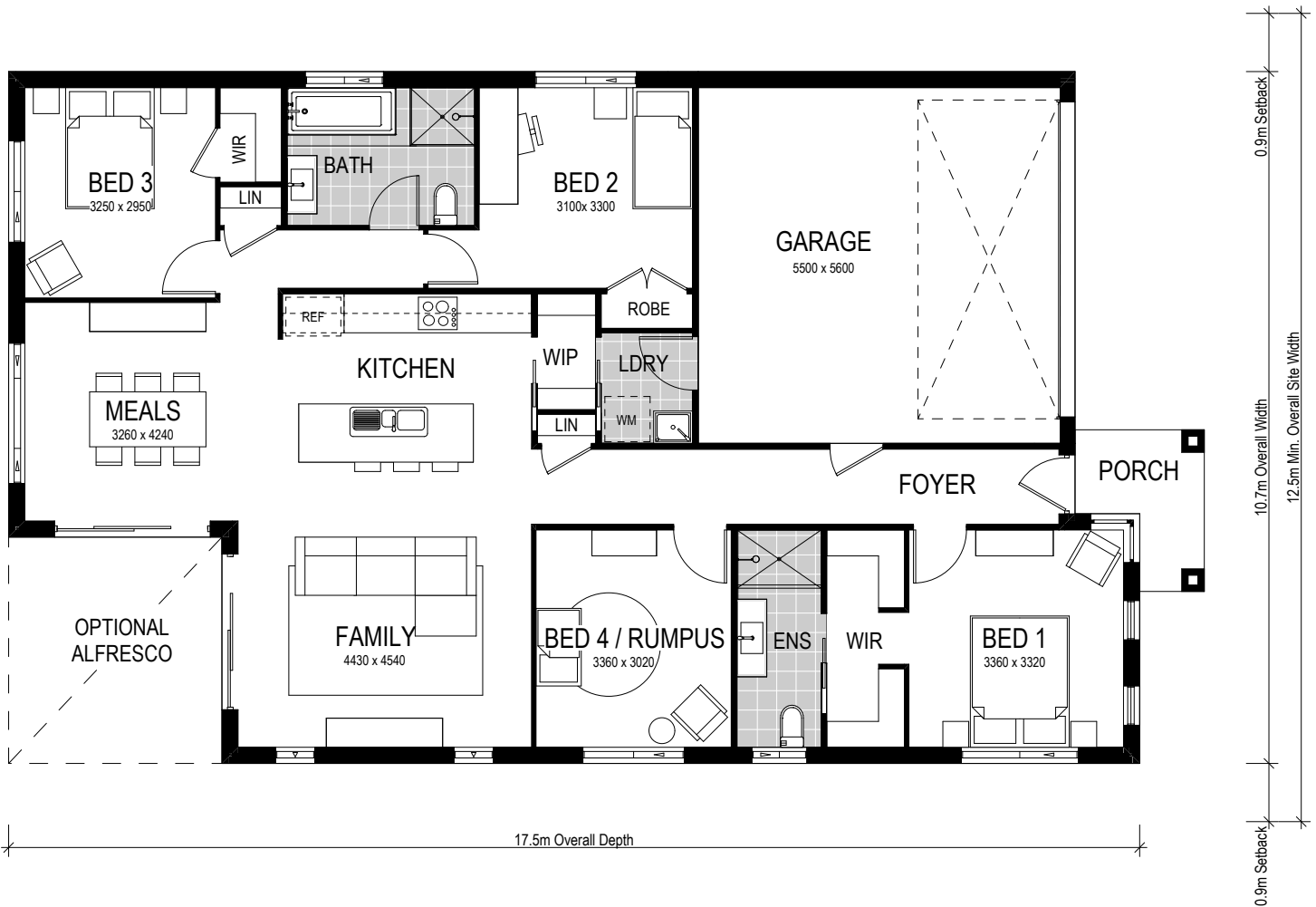
# AVOCA 173 | COSMO

 4 Beds
  2 Baths
  2 Parks

The Avoca 173 is a single storey design from our level and narrow sites range. This stylish home features an open plan kitchen and living area, plus four bedrooms. With a secluded master bedroom and ensuite, open plan living, kitchen - featuring a walk-in pantry, and the secondary bedrooms separate to the main living area, this home is perfect for modern family living. This is a highly considered floor plan which is designed to enhance your lifestyle and make best use of your space.



- ✓ Sapphire inclusions
- ✓ Site costs and BASIX
- ✓ Quality Italian-made appliances
- ✓ Modern design



**\*CONDITIONS APPLY** This is not a final tender. Montgomery Homes reserves the right to revise plans, pricing and specifications without obligation or notice. Pricing is subject to Council and 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. Images are for illustrative purposes only. Refer to Tender for pricing or inclusions/exclusions regarding external works i.e. turf, landscaping, driveway, retaining walls, and floor coverings, window furnishings and light fittings.