

# HOUSE & LAND PACKAGES

**\$1000 DEPOSIT**  
Secure your package today



## TOORAK 24 Mk1 with Rothbury façade

**\$ 958,000**

4 2 2

**Lot 1804, Outrigger Drive  
Billy's Lookout Estate  
Taralba NSW 2284**

**House size<sup>1</sup> 222.43m<sup>2</sup>  
House price \$443,000**

**Land size 450.7m<sup>2</sup>  
Land price \$515,000**

### Benchmark\* inclusions:

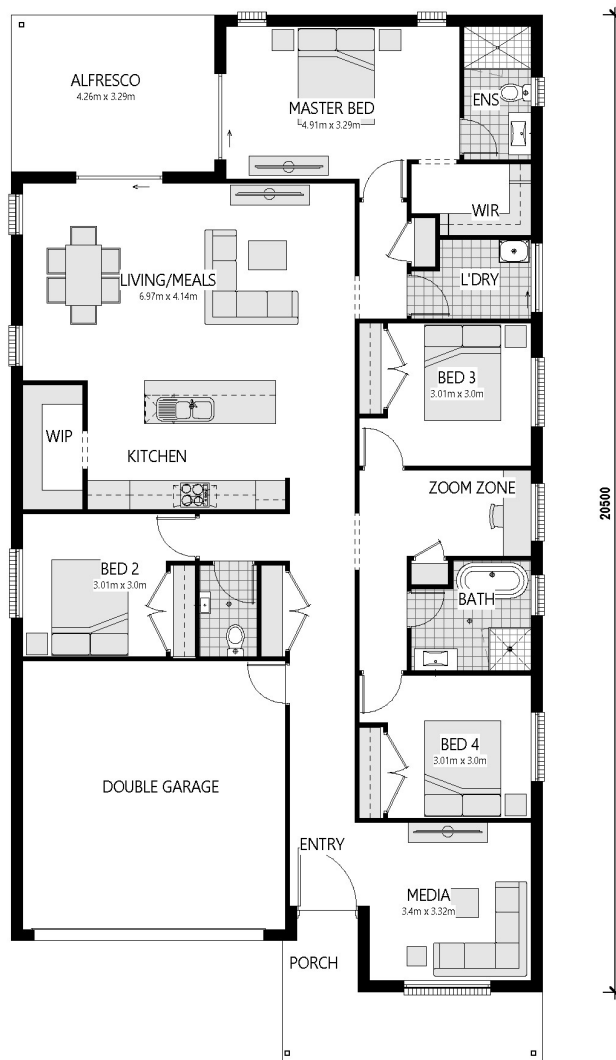
- CONNECT site costs & service connections
- Ducted air-conditioning
- 20mm stone tops to kitchen & vanities
- Semi-frameless showerscreens to main & master bathrooms
- Westinghouse 900mm Electric cooktop & oven
- Westinghouse S/S rangehood & dishwasher
- Sarking to underside of tiled roof
- 7 Star BASIX\*
- 2590mm ceiling height to ground floor
- Floor coverings - laminate & carpet
- Taubmans 3-coat paint system
- 25 downlights
- Automatic sectional garage door
- Free-standing bath
- Price protection until Aug'24

### Also includes:

- Coloured concrete driveway & path

**BENCHMARK**  
INCLUSIONS

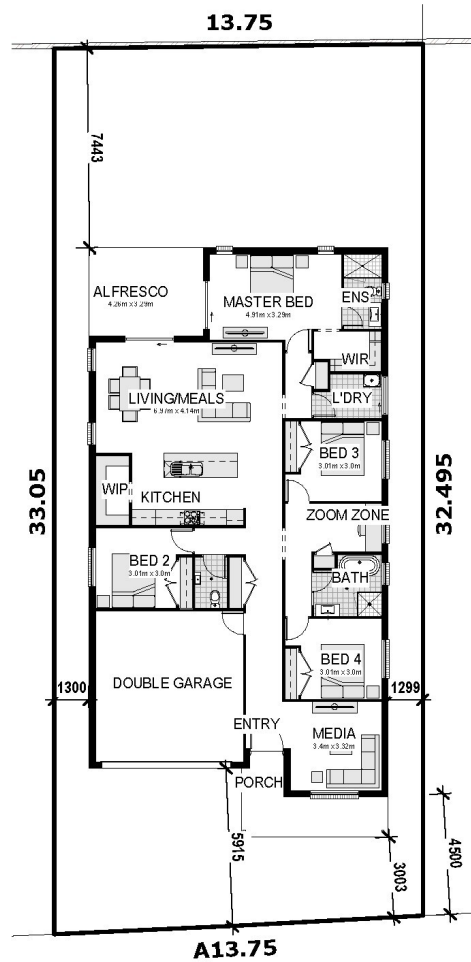
\*for full Benchmark inclusions refer to Benchmark booklet  
\* Subject to final BASIX assessment



# PROPOSED SITING OF YOUR NEW BELLRIVER HOME

## LOT 1804

450.7m<sup>2</sup>



A13.75



**OUTRIGGER DRIVE**

### SIMPLIFIED CDC

**Note:** This is a preliminary siting and is subject to a clear copy of title and approval of the builder.

This siting is subject to developer approval, rescode (state building regulations) and council requirements (if required).

### Land siting acceptance:

Sign 1:	Sign 2:	Date:
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\*Includes garage, alfresco & porch where included. \*The Advertised package price is based on a standard home, standard facade and the developers initial forecast registration date. Photographs, facades, renders and other pictures displayed in this flyer are for illustrative purposes only and may show a facade, landscaping, fixtures, fittings or finishes that are not inclusive of this package, and may be available at an additional cost to the client. For a full list of inclusions, please contact a Bell River Homes Sales consultant. The package provided is based upon Bell River Homes preliminary/preferred siting and preliminary developer land information currently available. Bell River Homes reserves the right to change specifications and prices without notice. Variations to land size and location of services, including but not limited to the specifications listed within the Section 88B instrument for the property may require amendments to the floor plan or house design which will be at an additional cost. The site start date is subject to third party factors, including but not limited to land registration, quantity and type of requested client variations, relevant authority approvals, and the acceptance of tender and contract with Bell River Homes. Bell River Homes' Sale terms and conditions apply and full details of these are available from all Bell River Homes Display Centres. Please contact a Bell River Homes consultant for further information. Bell River Homes Builders Licence Number is 61247C. This package price is based on January 2024 pricelist.