



LEVEL  
SITES

# HOUSE ONLY



BRUSH CREEK  
—LAKE MACQUARIE—

Avalon 211 | Grande



4 beds



2 baths



2 parks



22.7 squares



12.37m wide

## \$312,000

House only

### This house includes:

- Designer Essentials inclusions
- B ASIX 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

### Additional Bonuses:

- Ilve dishwasher
- Stunning Caesarstone® kitchen benchtops
- Supply and installation of light fittings
- Alfresco entertainment area including slab
- Daikin ducted air conditioning
- Turn Key Packages Available



MONTGOMERY  
HOMES

MORE DESIGNS  
*AVAILABLE*

[montgomeryhomes.com.au](http://montgomeryhomes.com.au)

LEVEL  
SITES



# Avalon 211 Grande

montgomeryhomes.com.au



4 beds



2 baths



2 parks

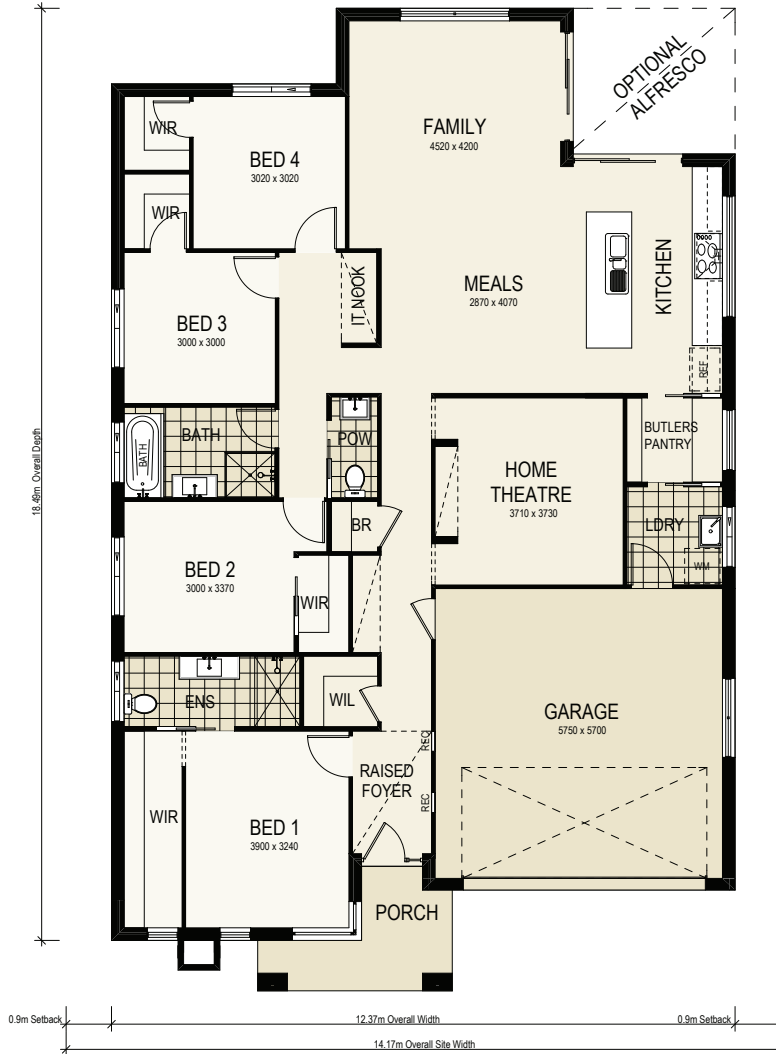


22.7squares



12.37m wide

**TOTAL FLOOR AREA**  
22.7 squares or 211.3m<sup>2</sup>



**For more information, please contact:**

Michael Barrett

0435 262 260

michael@montgomeryhomes.com.au

Sydney: 02 8020 5952

Newcastle: 02 4945 4000

**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.



montgomeryhomes.com.au

