



MONTGOMERY
HOMES

HOUSE AND LAND *PACKAGE*



HOME
STARTER



LOT 602
BRUSH CREEK
EDGEWORTH

AVOCA 173 | COSMO

4 Beds 2 Baths 2 Parks 18.5. Squares 10.7m Wide

Land Size: 420m²

\$558,000
Including Land \$270,000



HOME
STARTER

**PERFECT FOR
INVESTORS AND
FIRST HOME
BUYERS**

TURNKEY PACKAGE INCLUDES:

- ✓ Designer kitchen
- ✓ Artusi appliance package
- ✓ Taubmans premium paint system
- ✓ Complimentary electrical planning
- ✓ PGH bricks and concrete roof tiles
- ✓ Insulation
- ✓ Corinthian front entry door
- ✓ Alfresco roof and concrete slab
- ✓ Colour-on sealed driveway
- ✓ Turf to front yard and council crossing
- ✓ Letterbox
- ✓ Clothesline
- ✓ TV antenna
- ✓ Light fittings
- ✓ Window furnishings
- ✓ Internal floor covering

Sales Executive

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BRUSH CREEK
- LAKE MACQUARIE -

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**LEVEL
SITES**

AVOCA 173 | COSMO



4 Beds



2 Baths



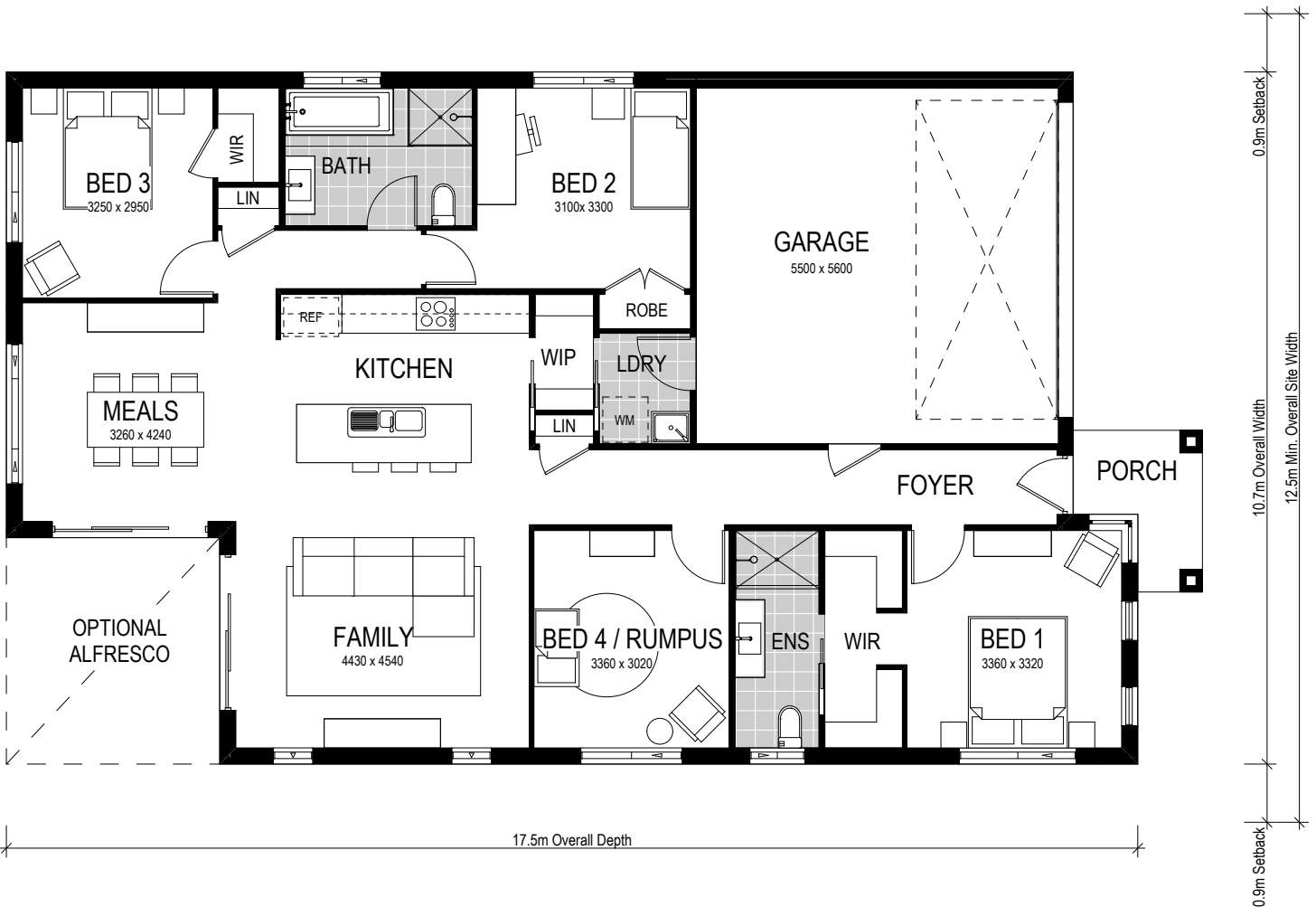
2 Parks

The thoughtful floorplan of the Avoca 173 features an open plan living and kitchen with walk-in pantry. All four bedrooms host built-in wardrobes with the master suite featuring a walk-through robe to the ensuite. This economical single storey design suits a level, narrow block, enhancing the usability of your land.



HOME STARTER

- ✓ Complete turnkey items
- ✓ Home Starter inclusions
- ✓ Site costs and BASIX
- ✓ Great investment potential
- ✓ First home buyer appeal



***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.