



 **LOT 706**
KENAKAN STREET
BRUSH CREEK, EDGEWORTH

MONACO 185 | METRO

 4 Beds
  2 Baths
  2 Parks
  19.6 Squares
  12.2m Wide

Land Size: 496m²

\$949,500
Including Land



***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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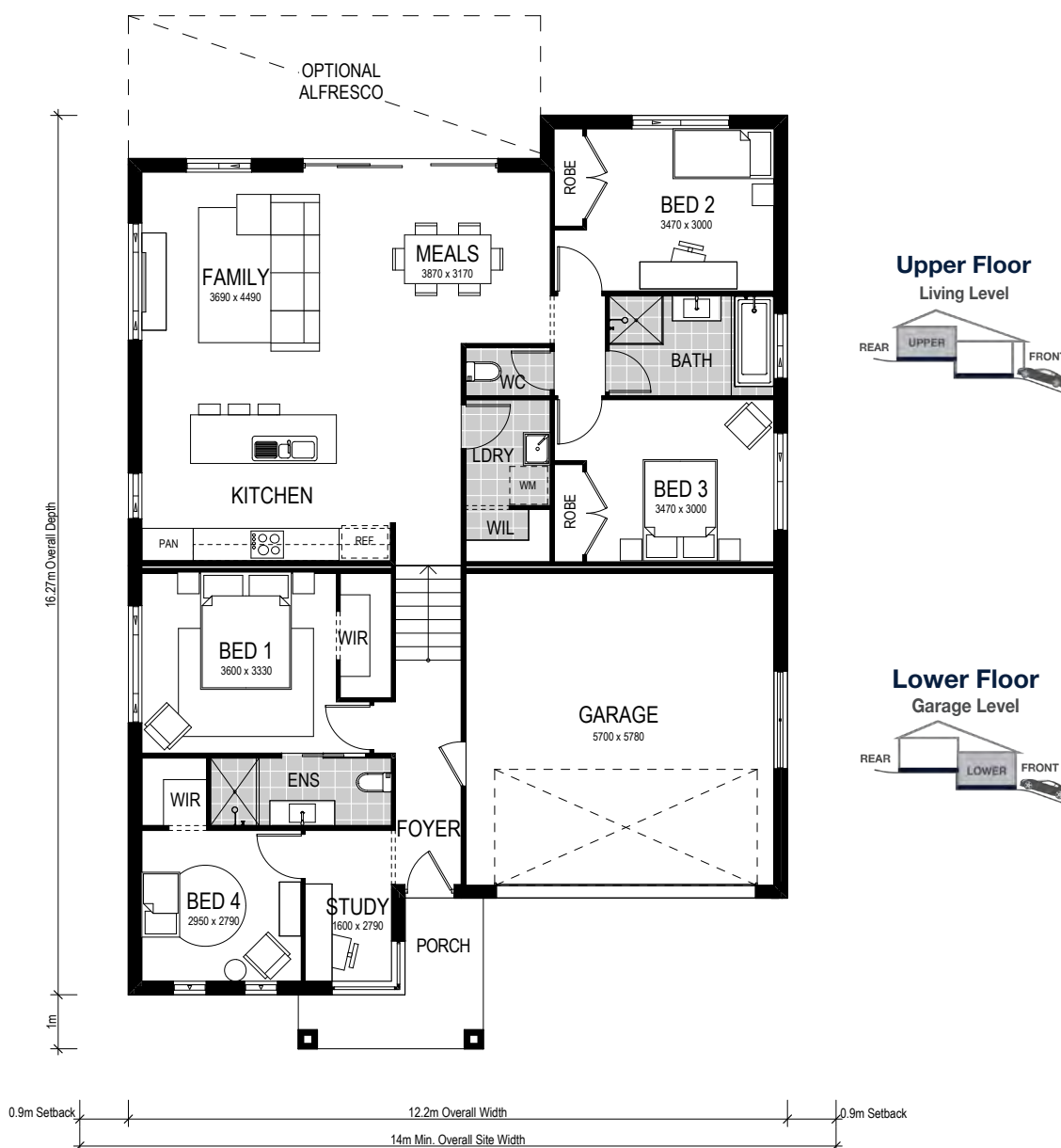
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The Monaco 1 185 is a split-level slab design that has the flexibility to suit a level or uphill sloping site.

Entering on the lower-level, the split slab follows the natural gradient of the site to create steps up to the upper-level living space. The master bedroom and ensuite feature on the lower-level, alongside a study which conveniently opens through to the fourth bedroom with a walk-in-robe. Ascend to the upper living area — featuring the remaining two bedrooms and bathroom, laundry, and spacious open-plan kitchen and living area which seamlessly unfold to the alfresco area.



- ✓ 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.