



HOUSE AND LAND PACKAGE



 **LOT 727**
GRAZIERS PARADE, POTTERS LANE,
RAYMOND TERRACE

Avoca 177 | Metro

 4 beds  2 baths  2 parks  18.8 squares  11.3m wide

\$485,900

LOT SIZE: 737.5m²

This house and land package includes:

- Designer Essentials inclusions
- BASIX 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
- ILVE stainless steel appliance package

Additional Bonuses:

- ILVE stainless steel dishwasher
- Stunning Caesarstone® kitchen benchtops
- Ceramic tiling to living areas
- Premium carpet to non-tiled areas
- Supply and installation of light fittings
- Alfresco entertainment
- Daikin ducted air conditioning
- 4 minutes away from your local shopping centre & school
- Playgrounds & parks all throughout the estate makes it suitable for young families



montgomeryhomes.com.au

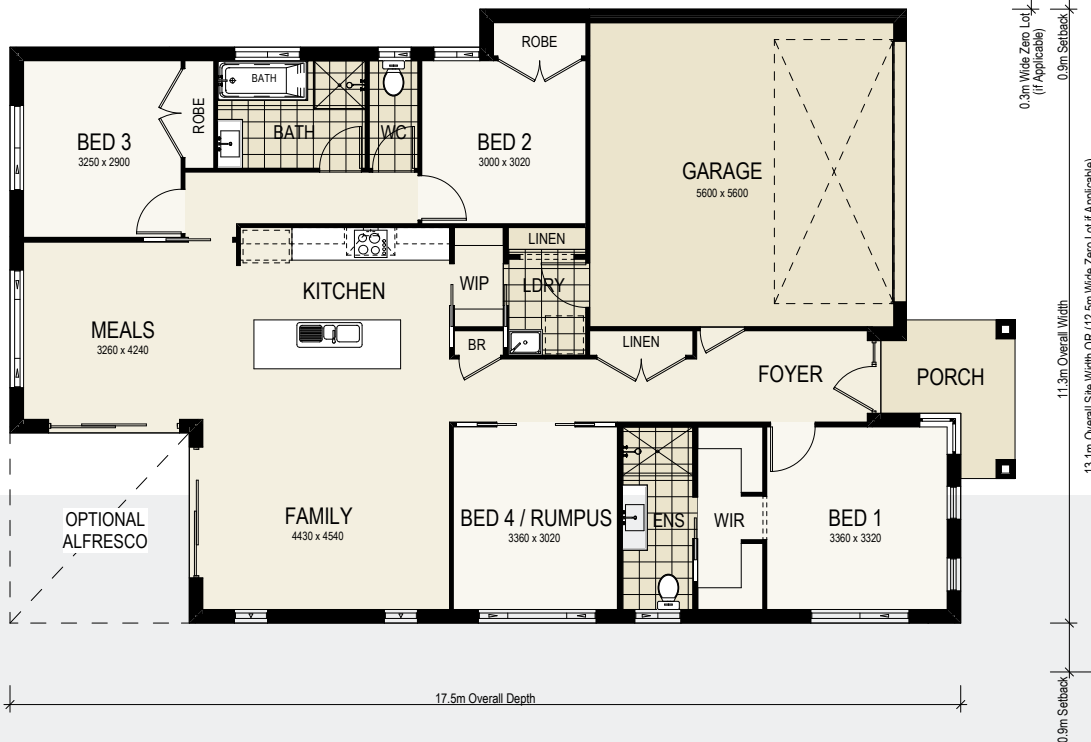


LOT 727
**GRAZIERS PARADE, POTTERS
 LANE, RAYMOND TERRACE**

4 beds 2 baths 2 parks 18.8 squares 11.3m wide

TOTAL FLOOR AREA
 18.8 squares or 174.42m²

LOT SIZE
 737.5m²



For more information, please contact:

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Sales Executive

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CONDITIONS APPLY - Bundle price excludes costs associated with land purchase (eg. legal fees, stamp duty & property searches etc). Bundles and pricing are based on current preliminary developer land information and are subject to developers design review panel, land registration and statutory/regulatory authority requirements (eg. Council, BASIX, Mines, Bushfire Regs etc) as well as soil assessment, contour survey & engineers reports. See inclusions list for standard inclusions. Pictures shown are for illustrative purposes only. Montgomery Homes reserves the right to revise plans, pricing & all specifications without obligation or notice prior to payment of a commencement fee. Site cost allowances are based on average site costs & may vary per individual site. Clients are responsible for tree & vegetation removal as well as scraping the site to a depth of 50-75mm prior to construction. Designs & plans are copyright protected & remain the property of Montgomery Homes Pty Ltd at all times

