



# HOUSE AND LAND PACKAGE



**LOT 130**  
ROSIE ROAD, POTTER'S LANE,  
RAYMOND TERRACE

Monaco 2 211 | **Metro**



4 beds



2 baths



2 parks



22.3 squares



12.2m wide

LOT SIZE: 1363m<sup>2</sup>

# \$571,400

including land \$210,000

## This house and land package includes:

- Essentials range 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
- Fly-screens to all windows and sliding doors
- ILVE stainless steel appliance package
- Daikin ducted air conditioning

## Additional Bonuses:

- ILVE dishwasher
- Stunning Caesarstone® kitchen benchtops
- Ceramic tiling to living areas
- Quality carpet to non-tiled areas
- Supply and installation of light fittings
- Alfresco entertainment (roof)



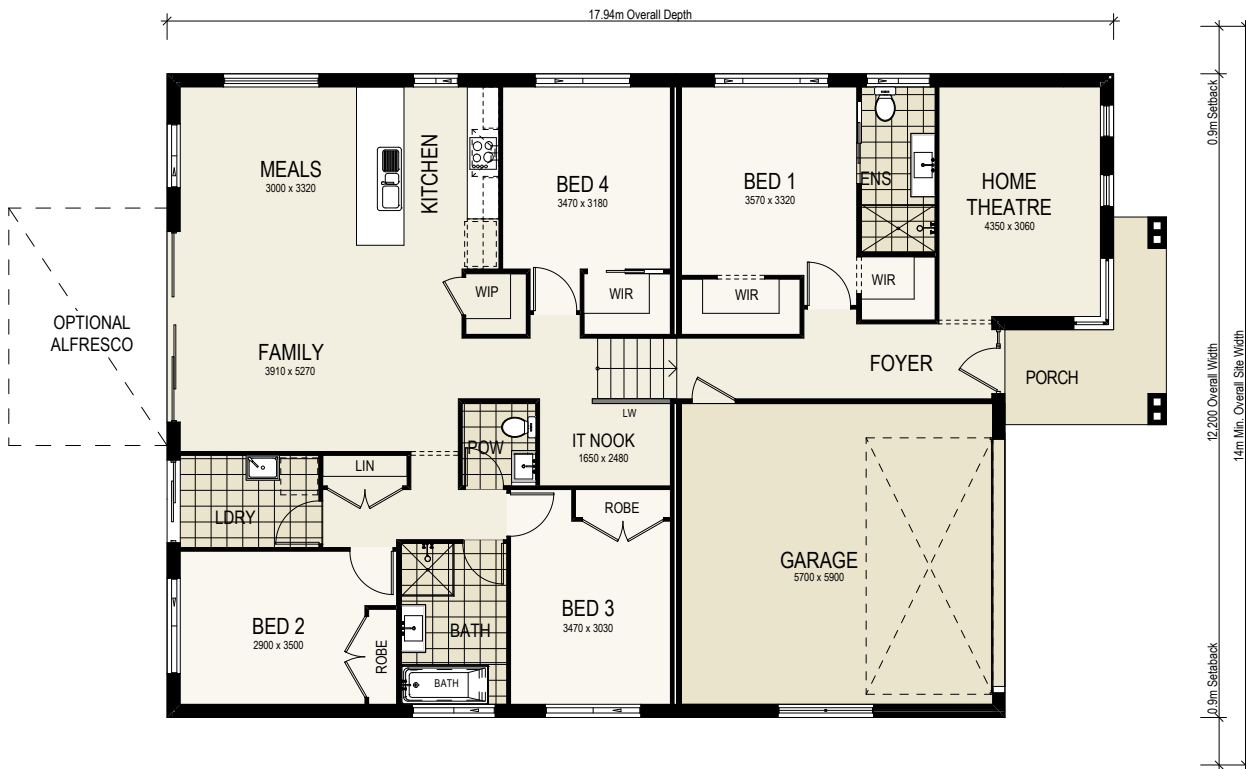
**MORE DESIGNS**  
**AVAILABLE**

**LOT 130**  
**ROSIE ROAD, POTTER'S LANE,**  
**RAYMOND TERRACE**

4 beds    
 2 baths    
 2 parks    
 22.3 squares    
 12.2m wide

**TOTAL FLOOR AREA**  
 22.3 squares or 207.38m<sup>2</sup>

**LOT SIZE**  
 1363m<sup>2</sup>



**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

