



# HOUSE AND LAND PACKAGE



## LOT 506

Liberty Drive,  
The Bower Estate, Medowie

Avalon 211 | Cosmo



4 beds



2 baths



2 parks



22.6 squares



12.37m wide

LOT SIZE: 684m<sup>2</sup>

**\$575,000**  
including land \$252,000

## 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

## 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
- Coloured concrete driveway and footpath
- Alfresco entertainment area including slab
- Daikin ducted air conditioning





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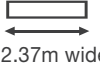
2 baths



2 parks



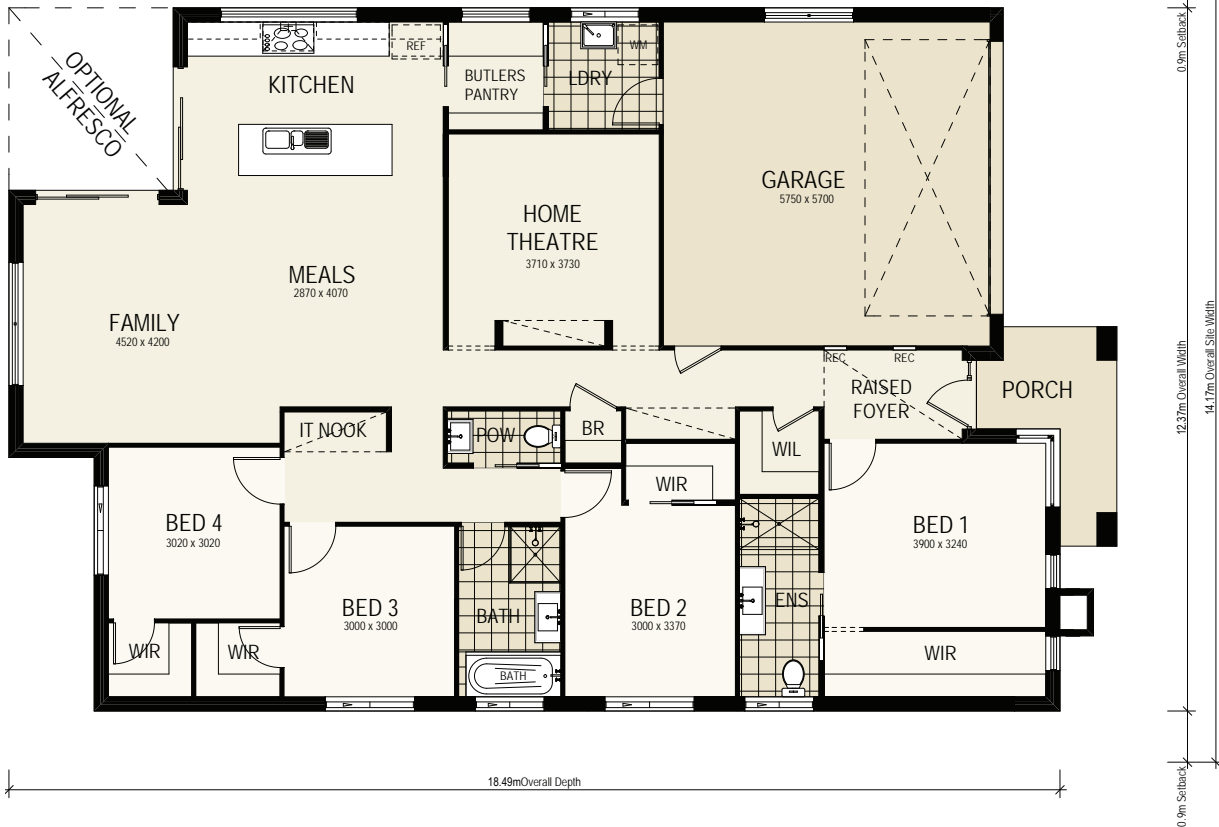
22.6 squares



12.37m wide

TOTAL FLOOR AREA  
22.6 squares or 210.55m<sup>2</sup>

LOT SIZE  
684m<sup>2</sup>



For more information, please contact:

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**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.



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