



# HOUSE AND LAND PACKAGE



## LOT 524

Bower Road,  
The Bower Estate, Medowie

Southport 217 | **Cosmo**



4 beds



2.5 baths



2 parks



22 squares



10.7m wide

LOT SIZE: 657m<sup>2</sup>

# \$575,000

including land \$241,000

## This house and land package includes:

- Designer Essentials inclusions
- BASIX requirements including water tank
- Standard site costs
- Sarking under roof tiles
- Termite resistant frames and trusses
- Large double garage with remote control door
- Flyscreens to all windows and 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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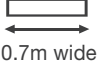
2.5 baths



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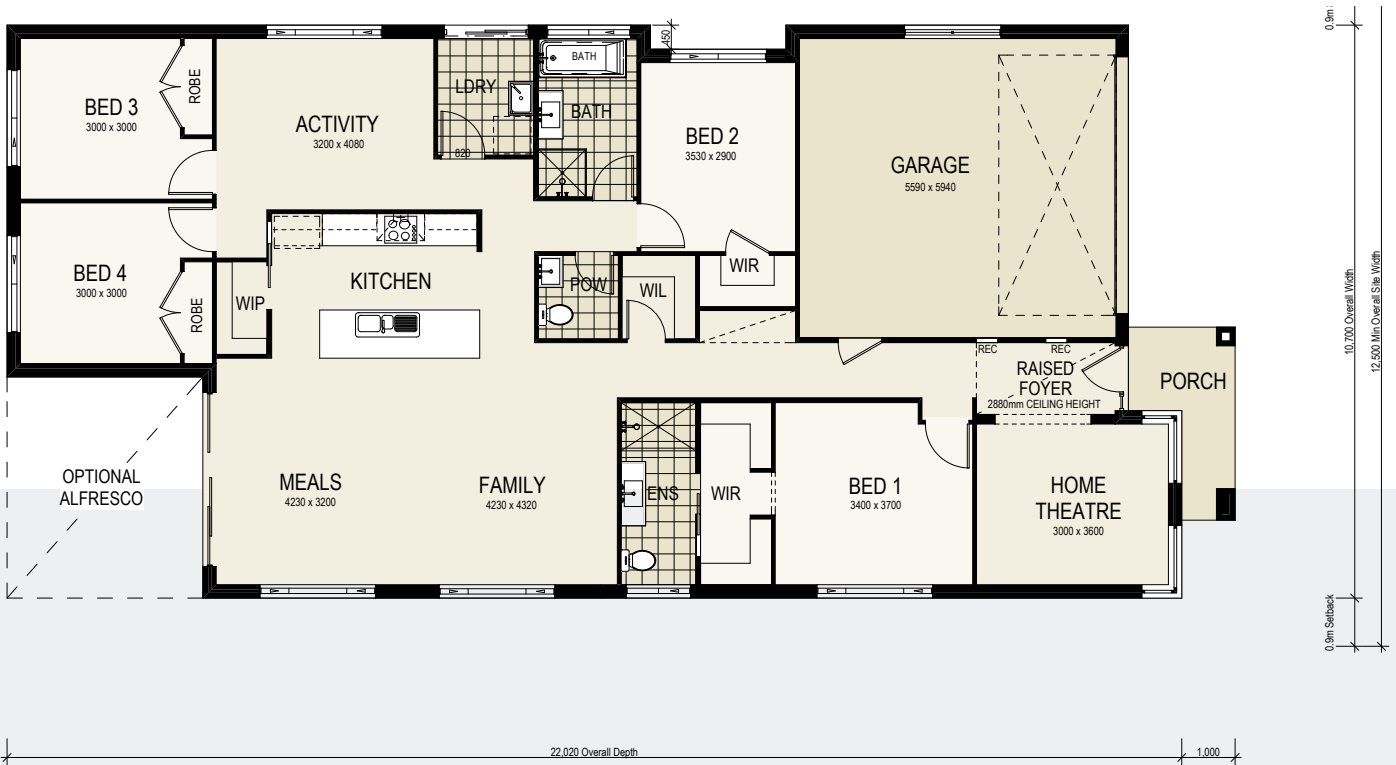
23 squares



10.7m wide

**TOTAL FLOOR AREA**  
23.3 squares or 216.44m<sup>2</sup>

**LOT SIZE**  
657m<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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