



 **LOT 418**  
BERKSHIRE ROAD  
THE LOXFORD, MAITLAND

**SOUTHPORT 189 | COSMO**

 4 Beds  
  2 Baths  
  2 Parks  
  20.3 Squares  
  10.2m Wide

Land Size: 501m<sup>2</sup>

**\$771,400**  
Including Land: \$369,000



*Achievable  
price without  
sacrificing  
quality*

## HOUSE AND LAND PACKAGE INCLUDES:

- ✓ Designer kitchen
- ✓ Italian made appliance package Taubmans
- ✓ premium paint system Complimentary
- ✓ electrical planning
- ✓ PGH/Austral bricks and concrete roof tiles
- ✓ Insulation
- ✓ Hume front entry door
- ✓ Alfresco roof and concrete slab
- ✓ Colour-on sealed driveway
- ✓ Internal floor coverings
- ✓ Tiling to Porch and Alfresco

Sales Executive

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**The Loxford**



4 Beds



2 Baths

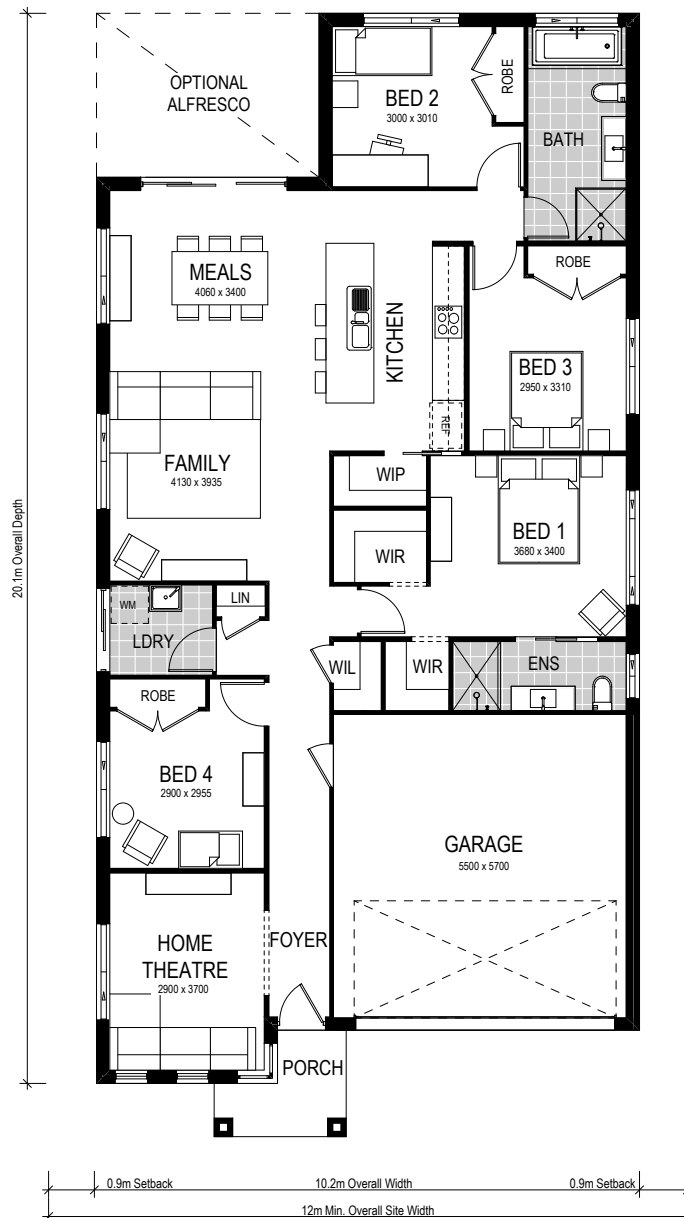


2 Parks

This modern design benefits from an open plan living space which flows seamlessly from the foyer to the gourmet kitchen, meals room, and family areas. The living area is a beautiful space that connects to the backyard, perfect for year-round entertaining. The master suite is removed from the busiest part of the home with a set-back entrance for maximum privacy. Further to the rear of the home, adjacent to the main bathroom, are two more bedrooms both with built-in robes. The fourth bedroom is located at the front of the house and includes sizeable built in robes.



- ✓ Move in sooner
- ✓ Simplified selections
- ✓ Site costs included
- ✓ Interior and exterior inclusions
- ✓ First home buyer appeal



**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.