

*emerge*  
COLLECTION



**LOT 411**  
THE LOXFORD ESTATE  
KURRI KRRI

**MONACO 1 211 | METRO**

 4 Beds  
  2 Baths  
  2 Parks  
  22.3 Squares  
  12.3m Wide

Land Size: 528m<sup>2</sup>

**\$820,700**  
Including Land



*Achievable  
price without  
sacrificing  
quality*

### HOUSE AND LAND PACKAGE INCLUDES:

- ✓ Designer Kitchen
- ✓ Quality 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




**The Loxford**

**26**  
WEEK

**CONTRACT**  
BUILD TIME

# MONACO 1 211 | METRO

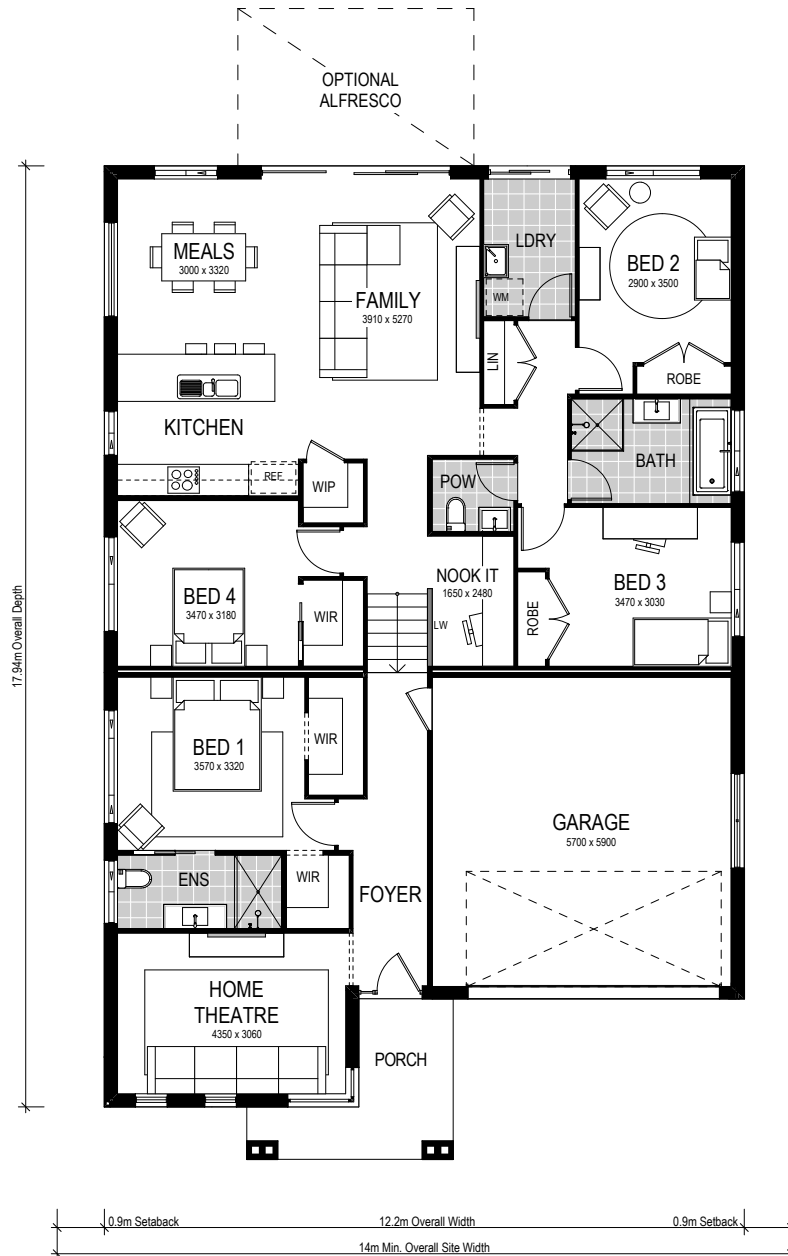
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The Monaco 1 211 is a split-level slab design that has the flexibility to suit a level or uphill sloping site.

Entering on the lower level, this design allows for a split slab to create steps from the entry level up to the open plan kitchen and living area. The master bedroom and ensuite sit toward the front of the house on the lower level, along with the generous home theatre. Ascending to the upper level find three well-appointed bedrooms, the main bathroom, IT nook, laundry and open plan kitchen and family area, which flows seamlessly to the alfresco area.



- ✓ Move in sooner
- ✓ Simplified selections
- ✓ Fixed site costs
- ✓ 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.