

# HOUSE & LAND PACKAGE

**\$1000 DEPOSIT**  
Secure your package today



2024 WINNER  
Campaign of the Year  
Builder | NSW & ACT  
Annual REA Excellence Awards



**The Loxford**

## Bayswater 19 Design with Lennox Facade

# \$729,900

4 2 2

Lot 310 Albion Road,  
The Loxford Estate,  
Maitland NSW 2320 Australia

House size 175.20 m<sup>2</sup>

House price **\$389,900**

Land size 462.0 m<sup>2</sup>

Land price **\$340,000**

### BENCHMARK INCLUSIONS

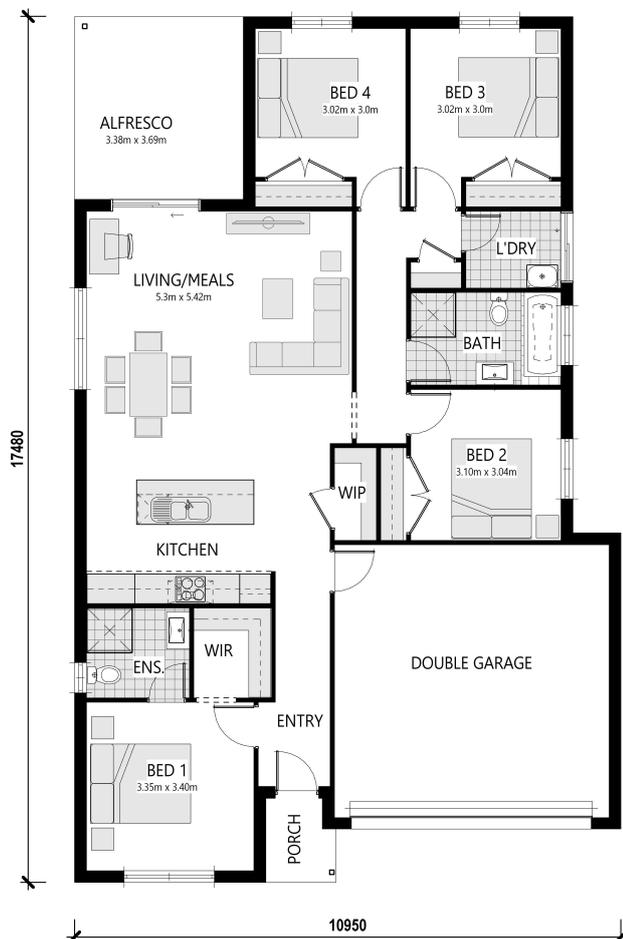
- CONNECT site costs & service connections
- Ducted air-conditioning
- 20mm stone tops to kitchen & vanities
- Semi-frameless showerscreens to main & master bathrooms
- Free-standing bath
- Westinghouse 900mm Electric cooktop & oven
- Westinghouse S/S rangehood & dishwasher
- Sarking to underside of tiled roof
- 7 Star BASIX\*
- 2590mm ceiling height to ground floor
- Floor coverings – laminate & carpet
- 25 downlights
- Taubmans 3-coat paint system
- Automatic sectional garage door

#### Also includes:

- Coloured Concrete driveway & path
- Grate Drain

\* For full Benchmark inclusions refer to Benchmark booklet

\* Subject to final BASIX assessment



[bellriverhomes.com.au](http://bellriverhomes.com.au)

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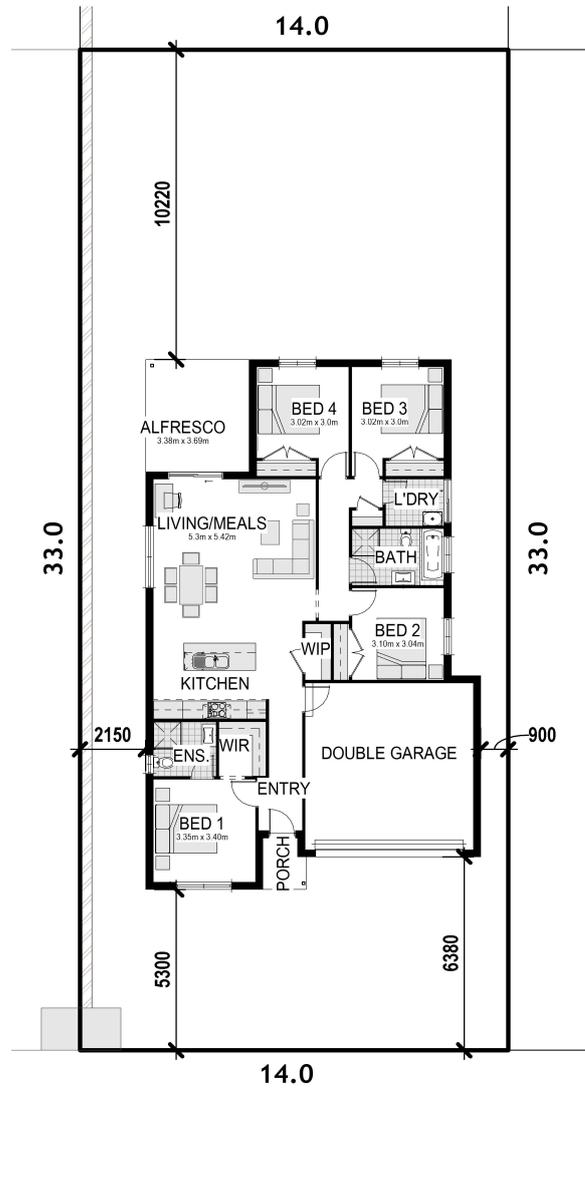


**BELL RIVER**

# THE PROPOSED SITING OF YOUR NEW BELLRIVER HOME

## LOT 310

462m<sup>2</sup>



## ALBION ROAD

**Note:** This is a preliminary siting and is subject to a clear copy of title and approval of the builder. This siting is subject to developer approval, SEPP (state building regulations) and council requirements (if required). All packages are subject to a contour survey & soil test.

Includes garage, alfresco & porch where included. \*The Advertised package price is based on a standard home, standard facade and the developers initial forecast registration date. Photographs, facades, renders and other pictures displayed in this brochure are for illustrative purposes only and may show a facade, landscaping, fixtures, fittings or finishes that are not inclusive of this package, and maybe available at an additional cost to the client. For a full list of inclusions, please contact a Bell River Homes Sales consultant. The package provided is based upon Bell River Homes preliminary/preferred siting and preliminary developer land information currently available. Bell River Homes reserves the right to change specifications and prices without notice. Variations to land size and location of services, including but not limited to the specifications listed within the Section 88B instrument for the property may require amendments to the floor plan or house design which will be at an additional cost. The site start date is subject to third party factors, including but not limited to land registration, quantity and type of requested client variations, relevant authority approvals, and the acceptance of tender and contract with Bell River Homes. Bell River Homes' Sale terms and conditions apply and full details of these are available from all Bell River Homes Display Centres. Please contact a Bell River Homes consultant for further information. Bell River Homes Builders Licence Number is 61247C. This package price is based on October 2024 pricelist.