



## The Loxford



SAPPHIRE  
COLLECTION



**LOT 159**  
LOXFORD BOULEVARD  
THE LOXFORD  
GILLIESTON HEIGHTS

**AVOCA 210 | HAMPTONS**

4 Beds   2 Baths   2 Parks   22.6 Squares   11.2m Wide

Land Size: 562m<sup>2</sup>

**\$884,000**  
Including Land



*Sophisticated  
inclusions with  
value and style*

### HOUSE AND LAND PACKAGE INCLUDES:

- ✓ BASIX and water tank
- ✓ Standard site costs
- ✓ Termite resistant frames and trusses
- ✓ Sarking under roof tiles
- ✓ Large double garage with remote door
- ✓ Flyscreens to all windows and sliding doors
- ✓ Stainless steel dishwasher & microwave
- ✓ 900mm cooktop and under bench oven
- ✓ Luxurious 20mm stone kitchen benchtops
- ✓ Daikin Inverter ducted air conditioning (single zone)
- ✓ Laundry fit out with Polytec cabinetry

Sales Executive  
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**\$40000**  
WORTH OF BONUS  
LUXURY INCLUSIONS

# AVOCA 210 | HAMPTONS



4 Beds



2 Baths



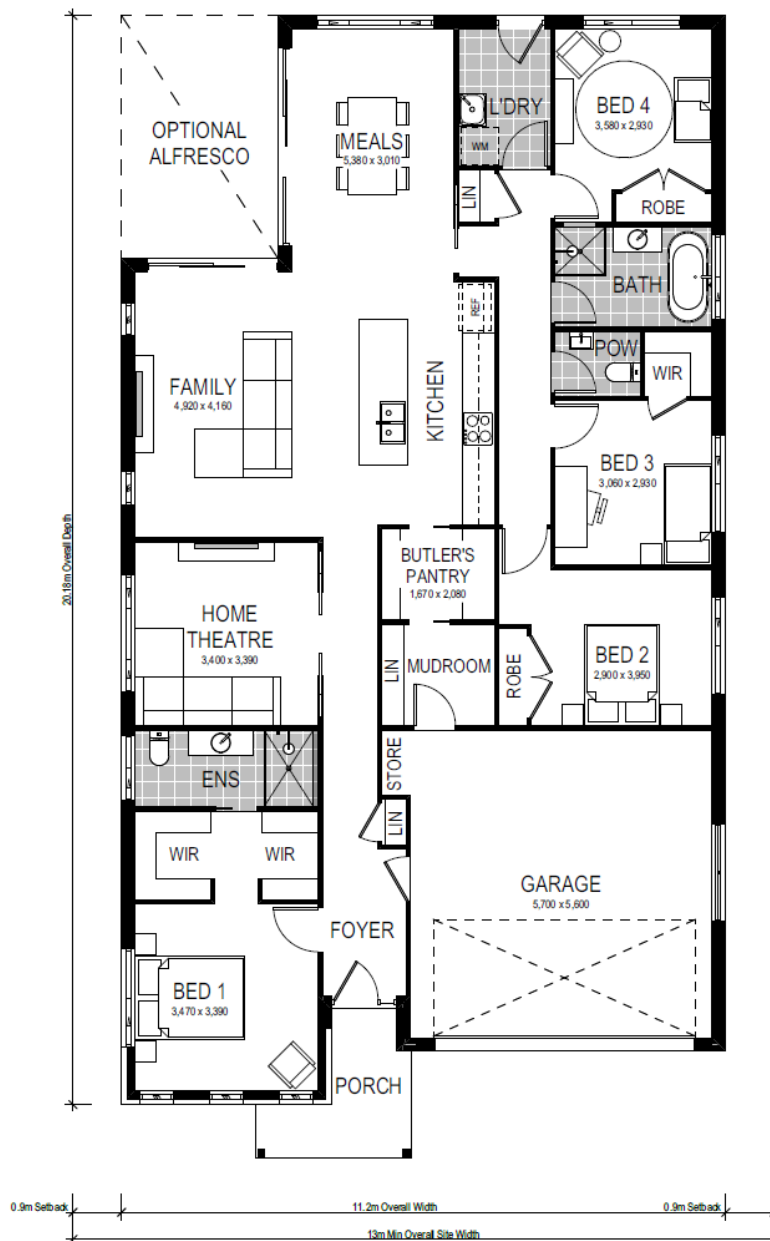
2 Parks

The Avoca 210 is a single storey design perfectly suited for level sites with a 13m frontage or wider. The design features two living areas, including a separate home theatre room, and four bedrooms.

A highlight of this home is the modern and functional mud room to help keep dirt and mess at the door. The mud room provides ingress from the garage to the contemporary Butler's pantry — a convenient access point for arriving home with groceries, school bags and shoes.



- ✓ Sapphire inclusions
- ✓ Site costs and BASIX
- ✓ Quality Italian-made appliances
- ✓ Modern design



**\*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.