



The Loxford



SAPPHIRE
COLLECTION



LOT 157
LOXFORD BOULEVARD
THE LOXFORD
GILLIESTON HEIGHTS

AVALON 220 | EXECUTIVE



4 Beds



2 Baths



2 Parks



23.6 Squares



12.37m Wide

Land Size: 575m²

\$895,000

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
Carl Sullivan | 0403 434 599
carl.sullivan@montgomeryhomes.com.au

\$40000

WORTH OF BONUS
LUXURY INCLUSIONS

AVALON 220 | EXECUTIVE



4 Beds



2 Baths



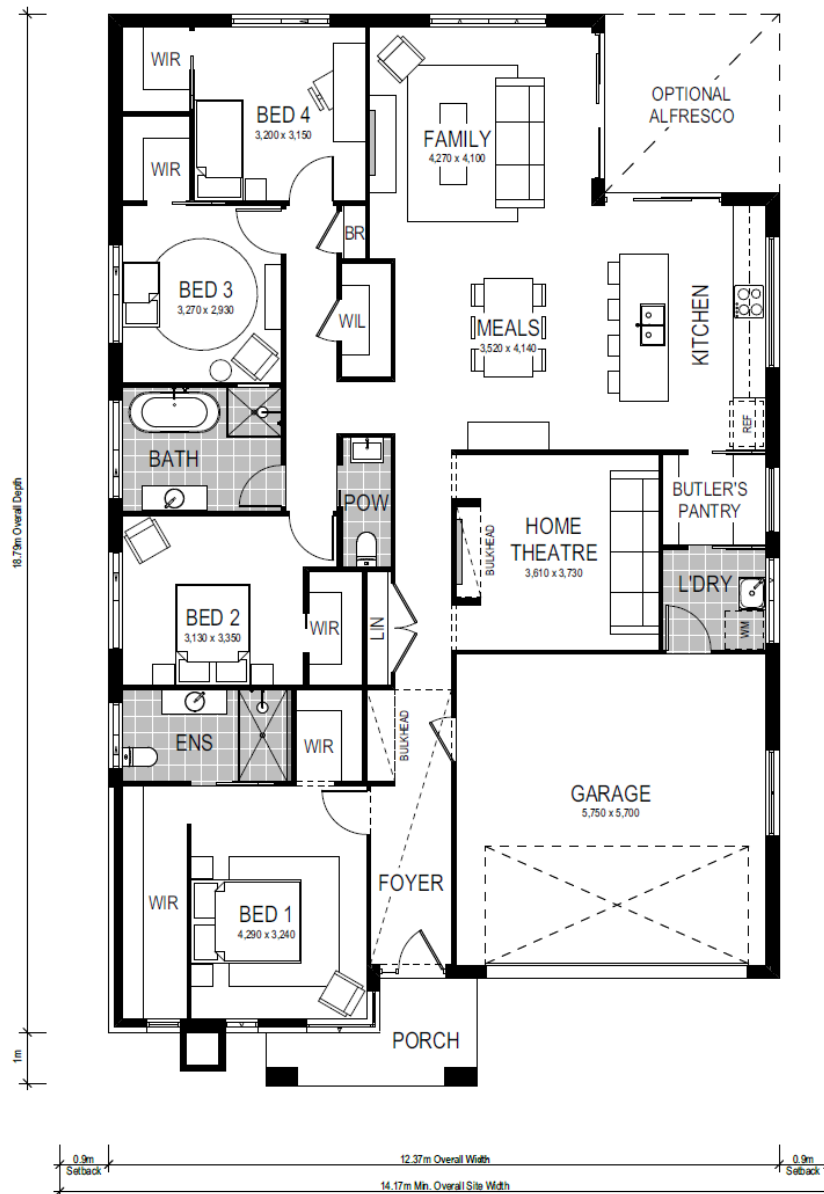
2 Parks

The Avalon 220 is a single storey design perfectly suited for level sites with a 14.17m 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 contemporary Butler's pantry and laundry that provides ingress from the garage to the kitchen. Consider Avalon 1 or Avalon 2 layout which places the main bedroom at the front or the rear of the home.



- ✓ 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.