



The Loxford



SAPPHIRE
COLLECTION



LOT158
LOXFORD BOULEVARD
THE LOXFORD
GILLIESTON HEIGHTS

AIRLIE 222 | GRANDE



4 Beds



2 Baths



2 Parks



23.7 Squares



12.5m Wide

Land Size: 588m²

\$915,000
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

AIRLIE 222 | GRANDE

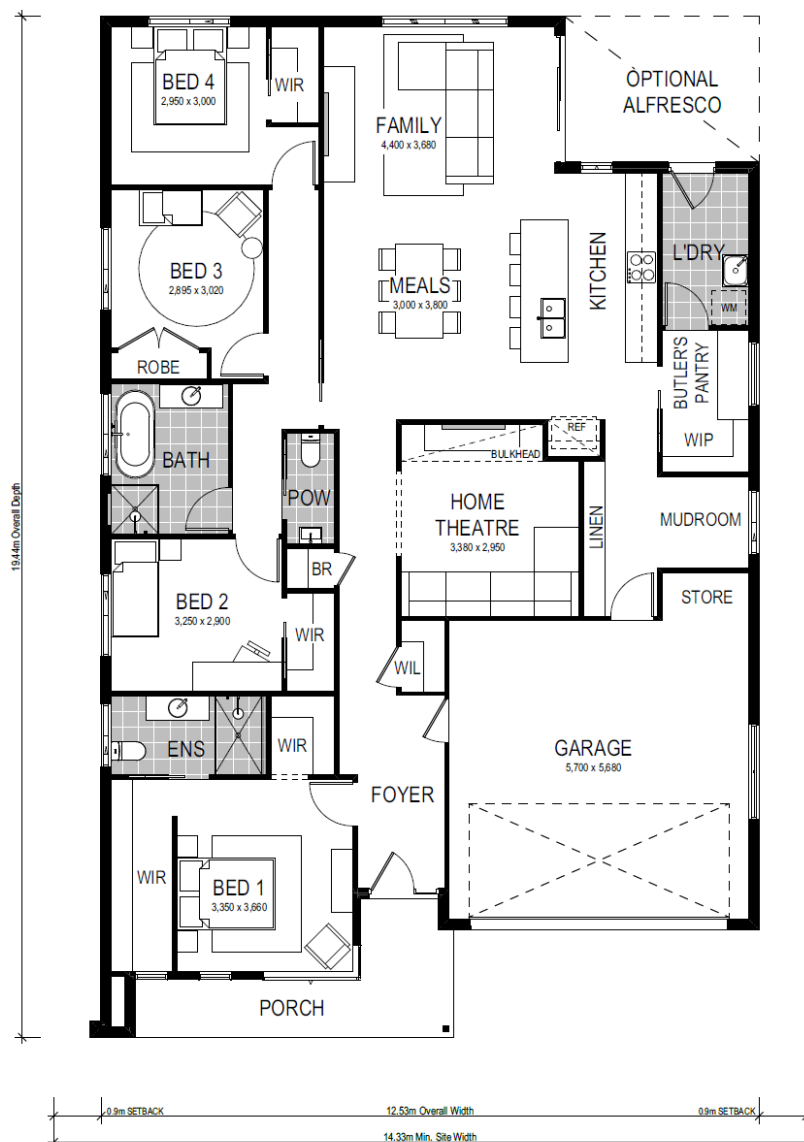
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Alongside the aforementioned luxurious features of the Airlie 1 203, this alternate floorplan delivers a master bedroom to the rear of the home — affording maximum privacy. This home design is ideal for a smaller family or couple, with plenty of space for everyone to rest and rejuvenate.

An open-plan kitchen, meals and family zone is ably supported by an adjoining walk-in pantry and laundry with external access. This alternate floorplan affords homeowners flexibility with the location of bedrooms on the floorplan, whilst preserving the functionality of living spaces.



- ✓ 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.