



SAPPHIRE
COLLECTION



LOT 156
Loxford Boulevard
Gillieston Heights

SOUTHPORT 217 | COSMO

 4 Beds
  2 Baths
  2 Parks
  23.3 Squares
  10.7m Wide

Land Size: 579m²

\$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
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\$55,000
OF BONUS
LUXURY
UPGRADES

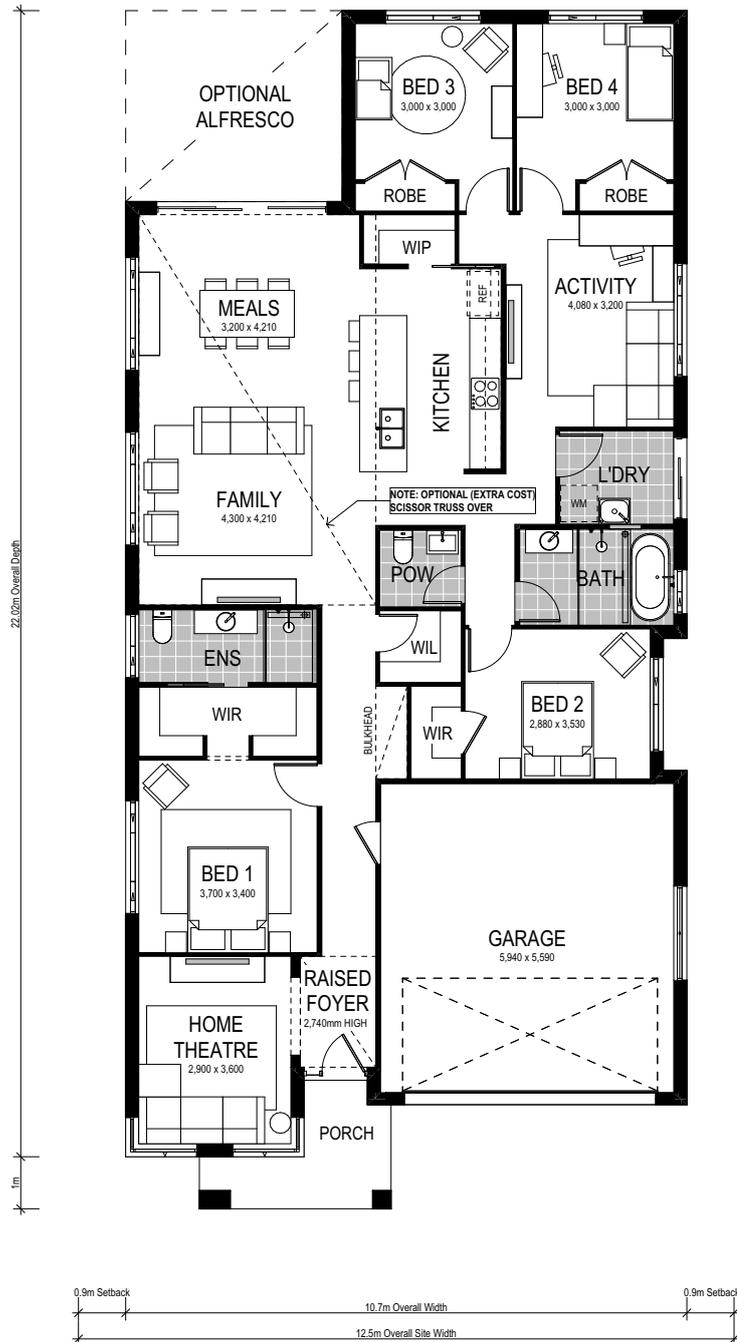
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Two of the four bedrooms in the Southport 217 adjoin the rumpus/activity room creating a separate space to the main living area. The master bedroom is removed from the busiest part of the home with a set-back entrance for maximum privacy. Consider creating extra space with an optional raked ceiling in the living area to further enhance your ceiling height and sense of light.



- ✓ 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.