



SAPPHIRE
COLLECTION



LOT 159
Loxford Boulevard
Gillieston Heights

AVOCA 210 | HAMPTONS

 4 Beds
  2 Baths
  2 Parks
  22.6 Squares
  11.2m Wide

Land Size: 562m²

\$899,000
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

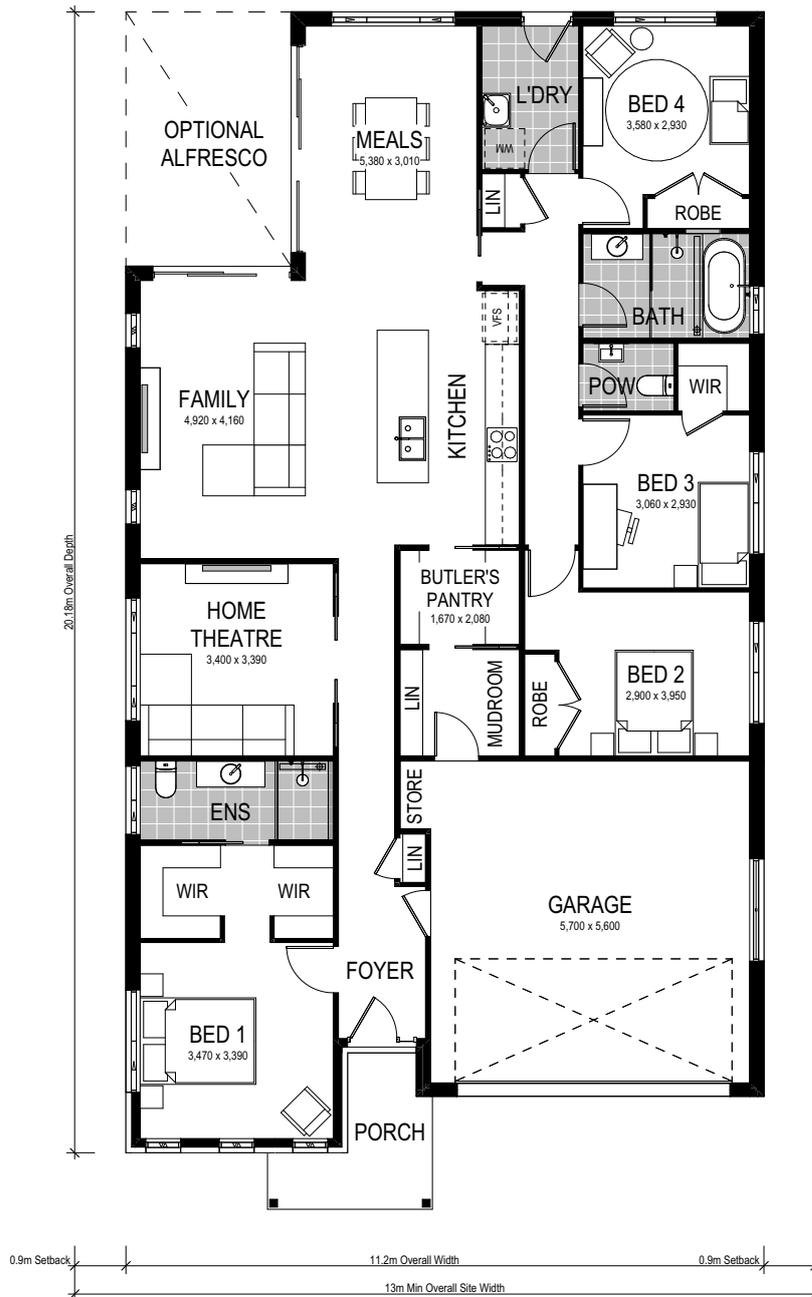
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The Avoca 210 is a single storey design perfectly suited for level sites with a 13m frontage or wider. The design features two living areas, including a separate home theatre room, and four bedrooms. A highlight of this home is the modern and functional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