

**18 Sweeney Road, Huntlee, North Rothbury, NSW
2335**



House For Sale

Wednesday, 12 June 2024

18 Sweeney Road, Huntlee, North Rothbury, NSW 2335

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 701 m2

Type: House



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\$819,400

Nestled amongst the natural beauty of the Hunter Valley wine region, Huntlee, the proud winner of the 2023 UDIA award for excellence in master planned communities, offers the perfect mix of Hunter Valley charm, sustainable living, and urban convenience. Huntlee's three villages, surrounding a 200ha town centre, provide the perfect canvas for the creation of a truly connected and sustainably prosperous community. A classic 4 bedroom design in a single storey home. Perfect for all families, big and small. Every Montgomery Home is built with families in mind, and the Southport 217 is no exception. Two of the four bedrooms in this home adjoin the rumpus/activity room creating a space separate to the main living area for your family to spend time. The master bedroom is removed from the busiest part of the home with a set-back entrance for maximum privacy. The main living area is a beautiful open plan space that connects the alfresco to the modern kitchen. The kitchen features a stylish island bench and walk-in pantry. Suited for blocks 12.5m wide or larger, The Southport 217 is a great home for families that need space and all the mod-cons on a single level. Consider creating extra space with an optional raked ceiling in the living area to further enhance your ceiling height and sense of light. Our Emerge Collection combines affordable home designs with the quintessential Montgomery Homes building experience to ensure your home has the quality items you will need and nothing you won't. It offers peace of mind with certainty at every step, with included site costs* and simplified processes so you can move in quicker. A variety of inclusions feature throughout your Emerge Collection home, such as:

- Designer kitchen
- Italian made appliance package
- 20mm stone kitchen benchtops
- Handle-less fingerpull doors and drawers
- Taubmans premium paint system
- PGH bricks and concrete roof tiles
- Corinthian front entry door
- Alfresco roof and concrete slab
- Tiling to porch and alfresco
- Internal floor covering

For more information on this package, or for anything else, please reach out to me directly over the phone or via my email. *CONDITIONS APPLY - Bundle price excludes costs associated with land purchase (eg. legal fees, stamp duty and property searches etc). Bundles and pricing are based on current preliminary developer land information and are subject to developers design review panel, land registration and statutory/regulatory authority requirements (eg. Council, BASIX, Mines, Bushfire Regs etc) as well as soil assessment, contour survey and engineers reports. See inclusions list for standard inclusions. Pictures shown are for illustrative purposes only. Montgomery Homes reserves the right to revise plans, pricing and all specifications without obligation or notice prior to payment of a commencement fee. Site cost allowances are based on average site costs and may vary per individual site. Clients are responsible for tree and vegetation removal as well as scraping the site to a depth of 50-75mm prior to construction. The above pricing is an estimate based on land size of 450m². This pricelist is a guide only as pricing of turnkey items and site-specific requirements (i.e. BAL ratings) will vary depending on lot size. Emerge Collection packages are only available for vacant land with a maximum of 900mm fall over the building footprint and where no batter is required. Changes to designs are not permitted. Emerge Collection packages and pricing are for new estates. These packages and pricing do not apply to knock down rebuild sites. Designs and plans are copyright protected and remain the property of Montgomery Homes Pty Ltd at all times. *The included site costs offered by the Emerge Collection offers peace of mind and instils confidence in managing site expenses. The Emerge Collection included site costs encompasses both earthworks and piercing, specifically:

1. Earthworks; cut and/or fill to create level building pad on sites with maximum 900mm fall across the building envelope. Please note, included site costs price excludes removal of excess spoil, importation of fill and any stepped building pads/dropped edge beams (if applicable)
2. Piercing; supply and placement of up to 40 lineal metres of foundation piers (bored concrete piers or screw piles) to house slab. Please note, piercing layout and extent to be finalised by structural engineer, in conjunction with foundation design and results through the Limited Site Investigation.

Estate: "Huntlee" Inclusions: "Emerge" Design: "Southport 217"