

**3084 Proposed Lane, Menangle Park, NSW 2563**



**House For Sale**

Friday, 12 April 2024

3084 Proposed Lane, Menangle Park, NSW 2563

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 484 m2**

**Type: House**



Ben Valmont  
0460972764

**\$1,162,100**

House and land package: \*\*\*\*For a limited time only \*\*\*\*This house and land package is still to be constructed – So it can be tailored to suit your lifestyle or budget requirements. A well-crafted and truly versatile floor plan – that you're able to modify to suit your lifestyle needs! Some of the high-value inclusions and allowances: - Daikin dual zone ducted air conditioning- Flooring throughout- 20mm stone bench tops to kitchen - NCC Allowance- Plus, much, much more Contact Ben today to discuss this package or assistance in sourcing and designing your own house and land package. \*\*\*\* WE CAN ALSO ASSIST YOU WITH KNOCKDOWN/REBUILD PROJECTS \*\*\*\* Build this fantastic new home and land package with Burbank: 100% Australian owned Award winning customer service – 4.8 star review rating with Product Review Personalised design options to make your home, your own Transparent and open pricing policy on estimates Building homes for over 40 years Price protection assurance – lock your pricing for 12 months and even if prices go up or down you'll get the cheaper price no matter what! 30 year structural guarantee Building with Burbank Homes means you get included as STANDARD, Items that the competition make you pay for: Ducted Air Conditioning throughout – keep cool in summer and warm in winter with a dual zone ducted system from Daikin. A whole home worth of flooring – carpet and laminated finishes to all rooms. Flyscreens and doors – All openable windows and external sliding doors. Porcelain benchtops to the kitchen – brought to you by Cosentino (Dekton 12mm). Speak with your local Burbank Homes consultant today and take advantage of our BRAND NEW, DREAM BIG package. Start your dreams off the right way and fill your home with a laundry list of quality and stylish upgrades such as: 2590mm or 2740mm ceiling heights 12mm porcelain benchtops to bathrooms, powder room and ensuite 20 LED downlights for a single storey or 30 LED downlights for a double storey. Soft close hinges & doors Upgrade to hybrid flooring to the living areas in lieu of laminate. Fully frameless shower screen to ensuite Upgraded thickness porcelain benchtops with waterfall ends Colourbond roof with 50mm Foil faced blanket (Anticon) PLUS TONS MORE. For further details visit our website at <https://www.burbank.com.au/nsw/special-offers> See for yourself what makes our customers smile - <https://www.burbank.com.au/our-customers> Burbank reserve the right to alter any price without notice. All drawing and plans are subject to developers and/or authority approval and may vary depending on the outcome of their decision. In the event where amendments are required the drawings, plans and the advertised price of the proposed dwelling will vary accordingly. The purchaser acknowledges that the advertised price may vary due to factors outside the control of the builder. These photos and images are for illustrative purposes only and may depict upgrade options available from Burbank at additional charges such as lighting, window furnishings, landscaping, driveway, paving and timber windows. The price may also exclude features not supplied by Burbank such as gardens, fencing and decking. Any alterations and upgrades may incur additional costs. The price does not include stamp duty, legal fees or other costs incurred with the purchase of the land. Please consult a Burbank sales representative for further information and detailed pricing. All designs are the property of Burbank and must not be used, reproduced, copied or varied, wholly or in part without written permission from an authorised Burbank representative. Landscaping (including paths, fencing, gardens etc) drive way, and some design features may not be included in the price. Speak with your nearest Burbank Consultant for full itemised details. Copyright. Burbank Australia (NSW) Pty Ltd. NSW BL 295627C. ACT BL 2016566.