

# 37 Beaufort Avenue, Bellbird, NSW 2325



## House For Sale

Tuesday, 5 December 2023

37 Beaufort Avenue, Bellbird, NSW 2325

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1086 m2

Type: House



House and land

**From \$670,000**

(Estimated start date for energy efficiency May 2024)Debt FreeFrom \$100 Preliminary Fee5kW PV & Solar Hot WaterSteel Frames & TrussesASX Listed (TWD.ASX)For more Design and Specification Options visit [www.dixonhomes.com.au](http://www.dixonhomes.com.au)Land Price: \$330,000Design - SL0409 (Habitat Spec)Starter Package on a similar priced block from \$670,000Turnkey Package on a similar priced block from \$702,000Design only on your block \$297,500Design - SC0202 (Habitat Spec)Starter Package on a similar priced block from \$702,300Turnkey Package on a similar priced block from \$735,300Design only on your block \$325,000Design - SL0549 (Habitat Spec)Starter Package on a similar priced block from \$720,800Turnkey Package on a similar priced block from \$757,800Design only on your block \$335,700Design - FT0701 (Habitat Spec)Starter Package on a similar priced block from \$798,000Turnkey Package on a similar priced block from \$833,000Design only on your block \$415,100-- Starter Package Includes --- House, Land and Site Works-- TurnKey Package Includes --- House, Land and Site Works- Floor coverings throughout- Blinds- Letterbox- Clothesline- Concrete porch & alfresco- Exposed aggregate driveway- Garden bed- Turf- Treated Timber fencing & gates-- Design only excludes --- Land, site works and all turnkey inclusionsFaçade renders depict optional extras that are not included in the standard price.DisclaimerPromotions, offers, guarantees and warranties as advertised on Dixon Homes' Website in relation to 'House and Land Packages', the 'Starter Package' and the 'Turnkey Package', are solely for the purpose of demonstrating what Dixon's products may cost on similar size blocks of land, in similar areas to those advertised. Dixon Homes is not the registered owner nor agent of the land advertised and is not licensed to sell blocks of land to prospective purchasers. Dixon Homes, in marketing its design does not intend to pose as an agent in relation to the sale of land advertisement. Dixon makes no representation as to the suitability of the land or the land price. House and Land Packages consist of land and a house which are sold separately. Dixon Homes is responsible for the design and construction of the house only. Pricing and availability are based on information obtained by Dixon Homes from third parties and is correct as at the date of publication and are subject to change without notice. Prospective purchasers should make their own enquiries and satisfy themselves as to whether the information and pricing of the land provided is current and correct and if appropriate seek legal advice. See website for Specification InclusionsPrice may change without further noticeRef No. NCL181267E. & O.E 04/12/2023