

60 Broadmeadow Way, Edgeworth, NSW 2285



House For Sale

Monday, 22 April 2024

60 Broadmeadow Way, Edgeworth, NSW 2285

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 670 m2

Type: House



Steve Slisar

0492933123

\$868,888

Living in Edgeworth offers a blend of urban convenience and suburban tranquility, making it an ideal setting for those seeking the best of both worlds. With its picturesque landscapes and charming neighborhoods, Edgeworth provides a peaceful retreat from the hustle and bustle of city life, while still offering easy access to urban amenities. The Avoca 173 is a single storey design from our level and narrow sites range. This stylish home features an open plan kitchen and living area, plus four bedrooms. With a secluded master bedroom and ensuite, open plan living, kitchen - featuring a walk-in pantry, and the secondary bedrooms separate to the main living area, this home is perfect for modern family living. This is a highly considered floor plan which is designed to enhance your lifestyle and make best use of your space. Residents can enjoy a close-knit community atmosphere, fostering strong connections with neighbors and a sense of belonging. The town boasts excellent schools, recreational facilities, and a thriving local economy, providing ample opportunities for both education and employment. Additionally, Edgeworth's strategic location offers convenient transportation options, making it easy to explore nearby attractions and access major metropolitan areas. Whether you're drawn to its natural beauty, top-notch amenities, or vibrant community spirit, living in Edgeworth promises a high quality of life and a welcoming place to call home. 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 piling, 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. Piling; supply and placement of up to 40 lineal metres of foundation piers (bored concrete piers or screw piles) to house slab. Please note, piling layout and extent to be finalised by structural engineer, in conjunction with foundation design and results through the Limited Site Investigation. Estate " Cameron Grove "