

**65 Butler Drive, Bingara Gorge, Wilton, NSW 2571**



**House For Sale**

Friday, 17 May 2024

65 Butler Drive, Bingara Gorge, Wilton, NSW 2571

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 549 m2**

**Type: House**



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**\$1,275,600**

The Bellevue double storey home design range smoothly promotes the highly sought-after work/life balance, and the four-bedroom Bellevue 288 is no exception to this. The lower level of the Bellevue 288 presents a unique lifestyle opportunity - housing a home theatre and spacious open-plan kitchen, meals and family zone. Effortlessly adjoining an alfresco opens up more space to entertain, with a Butler's Pantry granting space to prepare and store food. An oversized home office on the lower floor presents the ultimate working from home environment, with a bonus workshop to the double garage igniting weekend hobbies and interests. Luxurious living comes alive on the upper level with architectural void allowing abundant natural light to flow through - attributed to a dramatic void creating a sense of openness and grandeur. Be inspired by an opulent upper level master suite complete with an ensuite, two walk-in robes, and private covered deck - perfect for enjoying your morning coffee. The remaining four bedrooms surround a bonus rumpus room, and each feature a walk-in robe. The main bathroom and spacious walk-in linen cupboard complete the upper level. This package is eligible for the House and Land \$10K saving - don't wait, secure it before 30 June 2024! \$10K saving terms and conditions: To be eligible for the "\$10,000 Saving" offer a Tender must be requested within the Promotional Period and a commencement fee must be paid within 30 days of the Tender date (the Tender valid date). Promotional period is 2 May 2024 and 30 June 2024. The \$10,000 saving will be applied as a discount in your Tender. Offer valid for Greenfield (new estates), level sites with a maximum of 900mm fall over the building footprint and where no batter is required. \$10,000 offer is eligible on Montgomery Homes' single storey and two storey designs. This offer is not eligible on knock down rebuild sites. This offer is not to be used in conjunction with any other offer, promotion or discount and is not transferable for cash. Our Sapphire Collection of inclusions offers exceptional value and high quality. Plus, for a limited time, you can enjoy \$40,000 worth of bonus luxury inclusions\*. Our Sapphire Inclusions package is one of the ways we ensure your home is of a high quality - both inside and out.

- BASIX and water tank
- Standard site costs
- Termite resistant frames and trusses
- Sarking under roof tiles
- Automatic Colorbond panelift garage door/s, includes motor & remote
- Flyscreens to all windows and sliding doors
- Artusi Italian-made stainless-steel dishwasher & microwave
- 900mm Artusi Italian-made cook-top & electric oven
- Luxurious 20mm stone kitchen benchtops
- Soft close kitchen drawers and doors
- Daikin Inverter Ducted Air Conditioning (single zone)
- Square set ceilings to living area
- Laundry fit out with Polytec cabinetry

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. Designs and plans are copyright protected and remain the property of Montgomery Homes Pty Ltd at all times.