

# 70 Pembroke Street, Edgeworth, NSW 2285



## House For Sale

Tuesday, 14 May 2024

70 Pembroke Street, Edgeworth, NSW 2285

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 670 m2**

**Type: House**



Steve Slisar

0492933123

**\$939,888**

Nestled amidst verdant landscapes and adorned with timeless elegance, Edgeworth epitomizes refined living at its finest. A sanctuary of serenity, this charming locale seamlessly intertwines the allure of suburban tranquility with the conveniences of urban proximity, offering residents an unparalleled lifestyle experience. With a floorplan that combines the very best of luxury and practicality, single storey design the Airlie 222 has been designed with the modern family in mind. Entry through the porch leads to the luxurious master suite - fully fitted with an ensuite and two walk-in robes. Architecturally designed, the Airlie 222 floorplan cleverly houses the remaining three bedrooms close by the main bathroom yet secluded from the main living zone with an adjacent wall. A generously sized open-plan kitchen, meals and family zone seamlessly join to create the entertaining heart of the home. The highlight of this home is the contemporary Butler's Pantry and mud room which have been discreetly tucked away for convenience and aesthetics, with a well-appointed laundry suitably accessed through the Butler's Pantry and providing a convenient external entry point for reaching the clothesline and garden. Imbued with a sense of community camaraderie, Edgeworth fosters meaningful connections and fosters a deep-rooted sense of belonging among its esteemed inhabitants. Distinguished by its prestigious educational institutions, recreational havens, and thriving economic opportunities, the town presents a tableau of sophistication and opportunity. Its strategic locale affords effortless accessibility to a plethora of cultural treasures and metropolitan delights, ensuring a harmonious balance between leisure and cosmopolitan pursuits. Graceful, gracious, and imbued with an enduring allure, Edgeworth stands as a testament to refined living and the epitome of timeless charm. 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. 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 450m<sup>2</sup>. 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 "