

18 Fields Way, Elemore Fields Estate, Elernore Vale, NSW 2287



House For Sale

Wednesday, 19 June 2024

18 Fields Way, Elemore Fields Estate, Elernore Vale, NSW 2287

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 760 m2

Type: House



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\$1,017,300

A premium two storey home design, perfect for a growing family. Make yourself at home in the Byron 250, a two storey design suitable for a level, shallow site with a 13m wide frontage or more (12.4m with zero lot). With primary living and dining areas on the lower floor that flow to an optional alfresco area, this home is great for entertaining. The design features a home theatre room, rumpus and living area, and four bedrooms. Three separate living areas, including a home theatre and rumpus room gives your family space while creating a contemporary and functional heart of the home with the open plan living and kitchen area on the lower floor. This is the perfect big family home with enough room for guests, time away from the kids or even a family movie night. 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 panel lift 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. Estate: "Elernmore Fields" Inclusions: "Sapphire" Design: "Byron 250"