

42 Shortland Drive, Aberlyn Estate, Aberglasslyn, NSW 2320



House For Sale

Tuesday, 25 June 2024

42 Shortland Drive, Aberlyn Estate, Aberglasslyn, NSW 2320

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 570 m2

Type: House



Jessica Campbell
02 4945 4000

\$806,300

An opportunity to build your dream home in a picturesque location exists in the newest release of land at Aberlyn Estate. They are perfect for families looking to build their dream home, downsizers seeking a convenient location and even first homebuyers who know exactly what they're after in a new home. The lots are surrounded by other quality homes in the family-friendly area and have a semi-rural ambience with rolling hills on the horizon. The location is second to none with a supermarket, cafes and medical facilities all within a few minutes walk of the estate. Families will love the nearby Kindy Patch child care and education centre and those with teenagers will appreciate that Rutherford Technology High School is just a short drive away. Access to the Maitland CBD is quick and easy, while the Hunter Valley and its amazing wine region is just waiting to be explored. The Avalon 220 is a single storey design perfectly suited for level sites with a 14.17m frontage or wider. The design features two living areas, including a separate home theatre room, and four bedrooms. A highlight of this home is the contemporary butlers pantry and laundry that provides ingress from the garage to the kitchen - a convenient access point for arriving home with groceries, school bags and shoes. The master suite is tucked away at the front of the home, providing a quiet sanctuary away from the hub of the main living area. Our Emerge Collection combines affordable home designs with the quintessential Montgomery Homes building experience to ensure your home has the quality items you will need and nothing you won't. It offers peace of mind with certainty at every step, with included site costs* and simplified processes so you can move in quicker. A variety of inclusions feature throughout your Emerge Collection home, such as:

- Designer kitchen
- Appliance package
- 20mm stone kitchen benchtops
- Handle-less fingerpull doors and drawers
- Taubmans premium paint system
- PGH bricks and concrete roof tiles
- Corinthian front entry door
- Alfresco roof and concrete slab
- Tiling to porch and alfresco
- Internal floor covering

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 piercing, 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. Piercing; supply and placement of up to 40 lineal metres of foundation piers (bored concrete piers or screw piles) to house slab. Please note, piercing layout and extent to be finalised by structural engineer, in conjunction with foundation design and results through the Limited Site Investigation.

Estate: "Aberlyn" Inclusions: "Emerge" Design: "Avalon 220"