

58 Fig Crescent, Cameron Grove, Edgeworth, NSW 2285



House For Sale

Saturday, 29 June 2024

58 Fig Crescent, Cameron Grove, Edgeworth, NSW 2285

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 454 m2

Type: House



Lachlan Brooks
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\$867,847

Edgeworth, situated in the Lake Macquarie region of New South Wales, presents residents with a comfortable and well-connected living environment. The suburb's strategic location ensures easy access to essential amenities, schools, and healthcare facilities, providing a convenient and practical lifestyle. Edgeworth offers a mix of housing options, accommodating various preferences from modern residences to established homes, allowing residents to find a living space that suits their needs. The community in Edgeworth is characterized by a strong sense of belonging, creating a friendly and welcoming atmosphere ideal for families and individuals alike. Proximity to parks, shopping centers, and recreational facilities enhances the overall quality of life, offering opportunities for outdoor activities and leisure. Edgeworth stands as an inviting destination for those seeking a balanced and fulfilling living experience in the Lake Macquarie region, combining suburban convenience with a sense of community.

The Monaco 1 211 suits a 14m wide block and is a split level slab design that has the flexibility to suit a level or sloping site. The design allows for a split slab to create a step from the entry level up to the open plan kitchen and living area. With two bathrooms and four bedrooms - each with their own built-in or walk-in wardrobe - this is a great home for families and/or couples who love to have guests stay. The master bedroom and en-suite sit toward the front of the home affording privacy from the secondary bedrooms located discretely off their own hallway towards the other end of the home. 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 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: "Cameron Grove"