

# Lot 113 Proposed Road, Lochinvar, NSW 2321



## House For Sale

Friday, 5 July 2024

Lot 113 Proposed Road, Lochinvar, NSW 2321

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 597 m2**

**Type: House**



Ayla Snowden

0432341553

## **\$799,000 INC: Turn Key Inclusions listed below!**

Bellriver Homes superior inclusions:- Ducted Air-Conditioning- Floor coverings throughout including carpet to bedrooms - 900mm Westinghouse Stainless steel appliances including 900mm rangehood- Dishwasher- Semi-frameless shower screens to Master & Main bathrooms- 20mm Stone benchtops to kitchen & Vanities- Free Standing Bath- Triple coat paint system- 90mm wall frames- 2590mm Ceiling Height to ground floor- Concrete to porch & Alfresco- Oyster lights throughout- 25 Downlights package- Automatic sectional garage door- Wall and Ceiling insulation - 7 Star Basix report inclusive of rainwater tank- Coloured concrete driveway & path- Tiles to Alfresco & Porch- Masonry letterbox- Landscape & turf- Fencing plus gate

Bellriver Homes is a family business that has been providing Australia's homeowners and investors with quality, value, and peace of mind since 1993. We are passionate about building quality homes and customer relationships. We ensure our customers have a stress-free, seamless, and enjoyable building experience. That is why we FIX our site costs - even if we hit rock - we want you to have no additional hidden costs. Our price is fixed and includes earthworks plus a guaranteed build time. With all our House & Land packages, we offer the following assurances included in 'Our Word Our Bond' guarantee:- True Fixed Price Site Costs - if we hit rock, we pay- Rental Guarantee - if your home is not completed by the agreed time, we pay a rental contribution of up to \$100 per day. - Tyrrells provide Independent Quality Inspection reports for your peace of mind. - Allocated site start date so you know up front when your home will commence construction.

Bellriver Homes promise to deliver on time, at a fixed cost, to a standard that exceeds your expectations. With independent quality inspections, our buying power, passion for quality craftsmanship, and commitment to our customers having an enjoyable experience make Bellriver Homes the discerning homebuyer's choice. Terms and conditions apply. Images are for illustrative purposes only and may include optional upgrades not included in the price of the home. E&OE. Bell River Homes reserve the right to change plans, prices, specifications, materials, products, and suppliers without notice. The purchase is a split contract where the land is purchased through the land-selling agent and the building contract is with Bell River Homes so that stamp duty is only paid on the land (if applicable). Bell River Homes (NSW) Pty Ltd. ABN 76 062 307 779 BL No. 61247C.