

# Lot 118 ARIA Estate, North Rothbury, NSW 2335



## House For Sale

Wednesday, 1 May 2024

Lot 118 ARIA Estate, North Rothbury, NSW 2335

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 4011 m2

Type: House

**\$1,445,000**

Heart of the Hunter statement home. A luxurious building opportunity within the upcoming ARIA Estate. This opulent 46 squared ranch style home offers 5 bedrooms, 3 bathrooms and 3 spacious living rooms for ultimate entertaining or relaxation within the idyllic Hunter Valley air. A homestead that will truly stand out and doesn't disappoint. Call Nash Jean Barangan on 0429936828 to discuss your endless options. Bellriver Homes is a financially secure, family owned 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 strive to ensure our customers have a stress free, seamless and enjoyable building experience. This is why we FIX our site costs - even if we hit rock - we don't want you to have any additional hidden costs. Bellriver Homes is one of NSW's highest rated builders - our clients rate us an average of 4.3 out of 5 stars on verified Product Review. Our Tender 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.- 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. Packaged with our quality BENCHMARK Inclusions:• Concrete driveway and path to entry• Ducted reverse cycle air-conditioning• 20mm stone benchtops to kitchen• Laminate flooring to kitchen, dining, and entry• Quality carpet to balance• Taubmans 3-coat paint system• Westinghouse 900mm S/S appliances, including dishwasher• 2590mm ceiling height to ground floor• R3.5 ceiling & R2.0 wall insulation• 25 Downlight package and quality oyster lights to remainder• Free standing bathtub• Remote controlled garage door• Flyscreens to windows & glass sliding doors• Standard Council and Basix approvals• Site costs and service connectionsThe 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). Final price subject to your requirements, plan changes, facade choice etc.