

Lot 205 Eleventh Avenue, Austral, NSW 2179

House For Sale

Tuesday, 2 July 2024



Lot 205 Eleventh Avenue, Austral, NSW 2179

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 250 m2

Type: House



Lilly Taylor

0249454000

\$1,168,000

Tailored for narrow blocks 9.0m or wider, the Apollo 211 is Montgomery Homes' newest four-bedroom double storey home design. This innovative floorplan maximises on every inch to offer all the mod-cons families have come to love. In a nod to the practicality of this design, the elongated foyer welcomes you to the home office, laundry and powder room spaces. Passing the U-shaped staircase, the entertainment precinct to the rear of the lower level blends functionality with luxury. Ideal for family living, be inspired by an open-plan meals and family zone which unfolds to the adjoining alfresco. Crafted for the modern entertainer, the well-appointed kitchen includes a stunning island bench with nearby Butler's Pantry for food preparation and keeping mess out of sight. A feature of the functionality of this slimline design, a single-car garage completes the lower level of the Apollo 211. The U-shaped staircase adds an element of character to the Apollo 211 and transports you to the upper level. Fostering the ultimate entertainer vs relaxer lifestyle - all four bedrooms are placed on the upper level to allow dinner parties to continue into the later evening hours without waking the younger members of the family. Three main bedrooms share access to the main bathroom, and surround the bonus rumpus room space. With two layout options available, select between Option 1 (master bedroom to the front) or Option 2 (master bedroom to the rear) - depending on which is more suitable for your lifestyle. The Apollo 211 is ideal for narrow, level sites with a 9.0m frontage or larger and is available in 5 stunning facades - Alpine, Executive, Hamptons, Metro and Retro. Our Diamond Collection of inclusions will elevate your home with style and quality. Plus, for a limited time, you can enjoy \$70,000 worth of bonus luxury inclusions*. From the kitchen, the bathroom, exterior and more, our Diamond Collection of inclusions will ensure your home not only features cutting edge design elements, but also provides the practicality and style you need to create your oasis to entertain, unwind, and truly feel at home. • BASIX and water tank • Standard site costs • Termite resistant frames and trusses • Sarking under roof tiles • Large double garage with remote door • Flyscreens to all windows and sliding doors • 900mm Fisher & Payke cooktop & oven • Fisher & Payke stainless steel dishwasher & microwave • Frameless shower screen • Luxurious 20mm stone kitchen bench • Luxurious 20mm stone vanity to laundry, bathroom & ensuite • Three coats Premium Taubmans paint* (internal walls) • Floor to ceiling tiling to bathroom & ensuite • Soft close kitchen drawers and doors • Daikin Inverter Ducted Air Conditioning (multiple zones) • 2580mm increased ceiling heights to the primary living floor only (where kitchen is located) • Square set ceiling to living area, bathroom, ensuite and powder room! 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. Inclusions: "Diamond" Design: "Apollo 211"