

Lot 214 Aria Estate, North Rothbury, NSW 2335



House For Sale

Saturday, 29 June 2024

Lot 214 Aria Estate, North Rothbury, NSW 2335

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 2118 m2

Type: House



Steve Slisar

0492933123

\$1,134,888

North Rothbury, situated in the heart of the picturesque Hunter Valley in New South Wales, offers residents a tranquil and idyllic living experience surrounded by vineyards and rolling hills. One of the significant benefits of residing in North Rothbury is its peaceful rural setting, providing a serene escape from the hustle and bustle of urban life. The suburb features a mix of housing options, from spacious properties to modern residences, catering to diverse preferences. Residents enjoy a strong sense of community, fostering a warm and welcoming atmosphere ideal for families and individuals seeking a close-knit neighborhood. Convenient access to local amenities, schools, and essential services ensures a comfortable and well-rounded lifestyle. Additionally, North Rothbury's proximity to renowned wineries, outdoor attractions, and the natural beauty of the Hunter Valley offers residents a unique blend of rural charm and cultural richness. It stands as an appealing destination for those seeking a tranquil and fulfilling living experience in the heart of wine country.

Suited for an acreage site, this homestead style home is equipped with four bedrooms, two living areas and two bathrooms. The Oakview 206 has an open plan kitchen - featuring a generously sized walk-in pantry - with an optional alfresco area right behind the meals room, perfect for those summer night BBQ's. The master bedroom is tucked away from the rest of the house with an oversized walk-in-robe plus ensuite, whilst the other three bedrooms are conveniently located right next to the main bathroom. The laundry is easily accessible from the main living areas and provides ingress to the backyard for convenience. 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
- Italian made 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 piling, 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. Piling; supply and placement of up to 40 lineal metres of foundation piers (bored concrete piers or screw piles) to house slab. Please note, piling layout and extent to be finalised by structural engineer, in conjunction with foundation design and results through the Limited Site Investigation.

Estate: "Aria"