

# Lot 27 Lorikeet Estate, Belmont North, NSW 2280



## House For Sale

Saturday, 29 June 2024

Lot 27 Lorikeet Estate, Belmont North, NSW 2280

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 538 m2

Type: House



Michael Cribb  
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**\$1,173,500**

Belmont North, situated along the picturesque coastline of New South Wales, offers residents a coastal lifestyle combined with suburban convenience. One of the notable benefits of residing in Belmont North is its stunning seaside location, providing easy access to beautiful beaches, scenic coastal walks, and a relaxed coastal ambiance. The suburb boasts a strong community spirit, fostering a sense of belonging and camaraderie among residents. Belmont North offers a variety of housing options, from modern apartments to spacious family homes, catering to diverse lifestyles and preferences. Convenient access to local amenities, schools, and essential services ensures a comfortable and well-rounded lifestyle for residents. Additionally, the suburb's proximity to shopping centers, dining establishments, and recreational facilities provides residents with plenty of leisure and entertainment options. With its coastal charm, vibrant community, and convenient location, Belmont North stands as an appealing destination for those seeking a balanced and fulfilling living experience on the New South Wales coast.

The Cayman 255 is a cutting edge, brand new design to our range of two storey homes. This new design has been cleverly designed to suit narrow and shallow blocks, yet the spacious layout boasts three separate living areas, four bedrooms - three of which feature a spacious walk in robe. This home has primary entertaining areas on the lower floor with a large optional alfresco adjacent to the kitchen, perfect for those who love to entertain. Ascending the stairs, you will find a separate rumpus room, four bedrooms, main bathroom, separate powder room, ensuite and a large walk-in linen closet. The master bedroom features an extra large dual walk-in wardrobe so you'll never be short of storage space.

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: "Lorikeet Estate"