

Lot 3605, Huntlee Estate,, North Rothbury, NSW 2335



House For Sale

Thursday, 11 July 2024

Lot 3605, Huntlee Estate,, North Rothbury, NSW 2335

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 522 m2

Type: House



Tannah Morris
02 4945 4000

\$749,400

Discover the flexibility of the Southport 189. A premium 4 bedroom home design on a single storey. Our Southport 189 is a great family home suitable for a narrow, shallow block yet still provides ample space and style. This modern design benefits from an open plan living space which flows seamlessly from the foyer to the gourmet kitchen, meals room, and family areas. This living area is a beautiful space that connects to the backyard, perfect for year-round entertaining. The master suite is removed from the busiest part of the home with a set-back entrance for maximum privacy. Further to the rear of the home, adjacent to the main bathroom, are two more bedrooms both with built-in robes. The fourth bedroom is located at the front of the house and includes sizeable built in robes. The Southport 189 is one of our newest home designs, that has been thoughtfully designed to provide all the mod-cons you need in your new home suitable for a smaller block. 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" Huntlee