

LOT 702 Cameron Grove Estate, Edgeworth, NSW 2285



House For Sale

Saturday, 29 June 2024

LOT 702 Cameron Grove Estate, Edgeworth, NSW 2285

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 456 m²

Type: House



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\$908,600

Nestled within the serene embrace of nature's splendor lies Cameron Grove Estate, a sanctuary where modern elegance meets tranquil living. Envision waking each morning to the gentle whisper of rustling leaves and the symphony of birdsong, as sunlight dances through the branches, painting a picturesque canvas of beauty. The estate, adorned with lush greenery and vibrant flora, offers a harmonious blend of sophistication and relaxation, where every corner tells a story of timeless charm and refined taste. Beyond its natural allure, Cameron Grove Estate boasts architectural marvels that seamlessly blend contemporary design with classic elegance. From charming townhouses adorned with ivy-clad facades to luxurious villas exuding opulence at every turn, each residence is a testament to exquisite craftsmanship and meticulous attention to detail. With spacious interiors bathed in natural light and adorned with premium finishes, every home within the estate is a haven of comfort and style, offering a sanctuary to retreat and recharge amidst the hustle and bustle of modern life. The Monaco 1 185 is a split level slab design that has the flexibility to suit a level block or an upwards sloping site. For a sloping site, this design allows for a split slab to create a step from the entry level down to the open plan kitchen and living area. With two bathrooms and four bedrooms - each with their own built-in or walk-in wardrobe - this is a great home for families and/or couples who love to have guests stay. Yet, perhaps the true essence of Cameron Grove Estate lies not in its physical splendor, but in the sense of community that flourishes within its bounds. Here, neighbors become friends, and shared experiences forge bonds that endure a lifetime. From vibrant social gatherings to intimate gatherings, the estate pulses with a sense of camaraderie and unity, where laughter fills the air and memories are made around every corner. In Cameron Grove Estate, life unfolds like a beautifully orchestrated symphony, where each note resonates with harmony and grace. It is a place where dreams take flight, and aspirations find fertile ground to flourish. Amidst the verdant landscapes and architectural wonders, one discovers not just a place to reside, but a way of life that celebrates the extraordinary in the everyday, making Cameron Grove Estate a destination like no other. *Contract construction timeframe within 26 weeks from the start of onsite work for all single storey homes within the "Emerge Collection" range. The guarantee includes single storey homes and is limited to selected greenfield sites subject to approval by Montgomery Homes. Clients must choose a standard design from the Emerge Collection and comply with all conditions within the range. In the event that the build time surpasses the contract timeframe, Montgomery Homes agrees to compensate the client. The compensation will be provided at a rate of \$70 per working day that the build time exceeds the contract construction period. Montgomery Homes shall not be held liable for delays caused by circumstances beyond its control, including but not limited to an act of god, fire explosion, earthquake, or civil commotion, adverse weather, an industrial dispute, a dispute with adjoining neighbour, resident or owners, anything done or not done by the owner, delays in getting any approvals, a delay in the supply of materials selected by the owner, the need for a survey or other report in relation to the site, or the industry shutdown being a 3 week period commencing on or about 22 December in each year, a variation by the owner. In such cases, the contract build time may be extended accordingly, and compensation will not be provided for the duration of extension of time claimed by the builder. Clients must adhere to all terms and conditions outlined in the building contract and cooperate with Montgomery Homes throughout the construction process. Failure to comply with these responsibilities may impact the build time guarantee and compensation eligibility. Montgomery Homes reserves the right to amend or modify these terms and conditions at any time without prior notice. Any changes will be communicated to clients in writing and will apply to all future projects. **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 piercing, 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. Piering; supply and placement of up to 40 lineal metres of foundation piers (bored concrete piers or screw piles) to house slab. Please note, piercing layout and extent to be finalised by structural engineer, in conjunction with foundation design and results through the Limited Site Investigation Estate "Cameron Grove"