

TBA Proposed Road, Berkeley Vale, NSW 2261

House For Sale

Sunday, 23 June 2024



TBA Proposed Road, Berkeley Vale, NSW 2261

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 195 m2

Type: House



Girgis Sirgyous
1300110268



Greg Henderson
0296072588

\$480,000

About the Home-----• 4+ bedrooms• customise your home the way you want • customise your inclusions the way you want• flexibility with your design, inclusions and process• choose your design • custom home builder with project home pricingAbout the Inclusions-----• Ducted Air Con• Black Tapware throughout• Glass Balustrade to Stairs• Stone to Kitchen• Tiles to Alfresco and Porch• Timber Laminate Flooring to Living areas• Timber Laminate Flooring to stairs and first floor• Custom Wall Hung Vanities• Alarm System• Intercom System• Auto Garage Door• 30 year structural guarantee• Driveway• Landscape, Mailbox, Clothesline• LED lights throughout• Soft Close drawers and doors to kitchen• 1200mm wide entry door• Full Height Tiling to bathrooms and ensuites• 900mm European Appliance• 600mm Dishwasher• Free standing bathtub• 2700mm high ceiling to Ground Floor• 2340mm high doors to Ground FloorDisclaimer-----Floorplan not to scale. Furnishing for illustration purposes only. All drawings and images are for illustrative purposes only and should be used as a guide only. Vogue Homes reserves the right to revise the plans and specifications without notice or obligation. All designs are subject to design panel and codes, council and authority approvals and formal builder quotation. Areas are approximate. These inclusions exclude duplexes. All offers are not available with any other offer(s) unless specified. Where an item is required to be upgraded or substituted due to site specific requirements of an Authority, including but not limited to compliance with matters such as hydraulics, bushfire BAL rating, and/or acoustic requirements extra charges may apply. Images in Vogue Homes brochures may depict fixtures, finishes, and features not supplied by Vogue Homes or included in the Price including but not limited to retaining walls, landscaping, driveways and pathways, pergola, barbeque, decorator items, feature wall, decorator screen and shelving, water features, fencing, swimming pools, decks, fixtures, and letter boxes. All internal and external decor items are excluded. Refer to specifications for full details. Vogue Homes reserves the right to change or remove any of the included items, specifications, and suppliers at its discretion, without notice and without client's approval. Ducted Air unit is suitable for the selected home. Products shown are subject to home designs. The initial fee non-refundable is required to secure your brand-new home and land package. This fee is applied against your home price. If you are paying the developer direct, then the transaction is direct between yourself and the developer. If you are buying a Home & Land package, the purchaser(s) agree to sign both House & Land agreements and land sale contract within 10 working days after documents are issued. Should this proposed sale be refused by the builder / land developer, the initial fee will be refunded to purchaser. Please note that you will only be able to exchange on the land when you sign the building agreement and pay the balance of the preliminary works fees as agreed. If you choose not to proceed with purchasing your package, then no refund will be issued. If you are dealing with the developer direct for the land, then please refer to the developer and their T&C's. Please note that the land developer may or may not refund their portion of the fees. Vogue Homes is not responsible for the developer's decision. If you are buying a completed home, you agree that the initial fee is non-refundable. * means subject to inclusions. Please refer to your consultant for more information.