

# LOT 1010 Billy's Lookout, Teralba, NSW 2284



## House For Sale

Monday, 22 April 2024

LOT 1010 Billy's Lookout, Teralba, NSW 2284

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 551 m2

Type: House



Michael Cribb  
0249454000

**\$949,700**

Living at Billy's Lookout in Teralba offers a tranquil escape from the bustle of city life, nestled amidst the serene beauty of nature. Surrounded by lush greenery and picturesque landscapes, every day is a journey of discovery and rejuvenation. Every Montgomery Home is built with families in mind, and the Southport 217 is no exception. Two of the four bedrooms in this home adjoin the rumpus/activity room creating a space separate to the main living area for your family to spend time. The master bedroom is removed from the busiest part of the home with a set-back entrance for maximum privacy. The main living area is a beautiful open plan space that connects the alfresco to the modern kitchen. The kitchen features a stylish island bench and walk-in pantry. Suited for blocks 12.5m wide or larger, The Southport 217 is a great home for families that need space and all the mod-cons on a single level. Consider creating extra space with an optional raked ceiling in the living area to further enhance your ceiling height and sense of light. The community exudes warmth and neighborly spirit, fostering a sense of belonging and camaraderie among its residents. With its proximity to Lake Macquarie, outdoor enthusiasts can indulge in a myriad of activities, from boating and fishing to leisurely strolls along the waterfront. Billy's Lookout embodies a harmonious blend of modern convenience and natural splendor, providing an idyllic haven for those seeking a balanced and fulfilling lifestyle. 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 450m<sup>2</sup>. 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.