

Lot 113 Cobbitty Lea, Cobbitty, NSW 2570



House For Sale

Thursday, 16 May 2024

Lot 113 Cobbitty Lea, Cobbitty, NSW 2570

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 412 m2

Type: House



Alexi Wilkinson

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\$1,234,000

The town of Cobbitty is steeped in history. With its general store, café, post office, historic church and heritage listed homes, Cobbitty comes alive on market day when local makers and growers take over the Cobbitty Public School grounds for a monthly gathering now in its 40th year. Cobbitty has everything you need, locally. Nearby are the fast growing centres of Camden and Narellan, with an abundance of cafes, restaurants, schools, medical facilities and opportunities for employment. Discover our stunning 4 bedroom home, Byron 295. Ideal for level sites, the Byron suite of double-storey home designs is both sophisticated and practical. The lower level of the four-bedroom Byron 295 ignites family living - with an open-plan kitchen, meals and family zone which is comfortably aided by a contemporary Butler's Pantry and IT nook. Providing ingress from the double garage and workshop, a combined mud room and laundry is the ultimate entry point to stop muddy footprints in their tracks. Alongside a home theatre is a dedicated study making working from home and studying easier every day. A relaxation oasis, the upper floor conveniently hides the master suite to the rear of the home, with a dual walk-in robe and spacious ensuite. The remaining three bedrooms are located close by the main bathroom and each include a walk-in robe to ensure everyone has ample storage. The upper level rumpus room provides yet another space for entertaining and relaxing. Bring the outside in with an external deck from the rumpus room. Our Diamond Collection of inclusions will elevate your home with style and quality. Plus, for a limited time, you can enjoy \$70,000 worth of bonus luxury inclusions*. From the kitchen, the bathroom, exterior and more, our Diamond Collection of inclusions will ensure your home not only features cutting edge design elements, but also provides the practicality and style you need to create your oasis to entertain, unwind, and truly feel at home. • BASIX and water tank • Standard site costs • Termite resistant frames and trusses • Sarking under roof tiles • Large double garage with remote door • Flyscreens to all windows and sliding doors • 900mm ILVE cooktop & oven • ILVE stainless steel dishwasher & microwave • Frameless shower screen • Luxurious 20mm stone kitchen bench • Luxurious 20mm stone vanity to laundry, bathroom & ensuite • Three coats Premium Taubmans paint* (internal walls) • Floor to ceiling tiling to bathroom & ensuite • Soft close kitchen drawers and doors • Daikin Inverter Ducted Air Conditioning (multiple zones) • 2580mm increased ceiling heights to the primary living floor only (where kitchen is located) • Square set ceiling to living area, bathroom, ensuite and powder room! 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.