

Lot 129 19 Creek Way, COBBITTY GREENS ESTATE, Cobbitty, NSW 2570



House For Sale

Friday, 17 May 2024

Lot 129 19 Creek Way, COBBITTY GREENS ESTATE, Cobbitty, NSW 2570

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 391 m2

Type: House



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\$1,369,900

Discover our newest home design, the Trinity 286. The brand-new double-storey four-bedroom Trinity 286 truly amplifies the modern family lifestyle. Secluded at the front of the home, the private home office presents a convenient work-from-home environment - along with opportune access to the powder room. Entertaining comes alive throughout the remaining lower level zones, with the home theatre introducing an oversized and open-plan meals, family and kitchen area. A nearby Butler's Pantry is aesthetically tucked away and is ideal for preparing food and hiding mess, with an optional alfresco sealing the coveted indoor-outdoor lifestyle. A study nook completes the lower level, and is the perfect location for kids to complete their homework whilst dinner is being prepared. Providing a centrepiece of luxury and status - the Trinity 286 features a stunning U-shaped staircase to the upper level, which hosts a suite of four bedrooms, two bathrooms and an additional living space. The master bedroom features a private deck for relaxing on as the sun rises, along with a dual walk-in-robe and luxurious ensuite. Three remaining bedrooms surround the main bathroom and a bonus rumpus room! A walk-in linen cupboard completes the upper level, which ensures you have plenty of storage space for linen and towels. Consider the alternate floorplan, which places the master bedroom to the rear of the upper level. This package is eligible for the House and Land \$10K saving - don't wait, secure it before 30 June 2024! \$10K saving terms and conditions: To be eligible for the "\$10,000 Saving" offer a Tender must be requested within the Promotional Period and a commencement fee must be paid within 30 days of the Tender date (the Tender valid date). Promotional period is 2 May 2024 and 30 June 2024. The \$10,000 saving will be applied as a discount in your Tender. Offer valid for Greenfield (new estates), level sites with a maximum of 900mm fall over the building footprint and where no batter is required. \$10,000 offer is eligible on Montgomery Homes' single storey and two storey designs. This offer is not eligible on knock down rebuild sites. This offer is not to be used in conjunction with any other offer, promotion or discount and is not transferable for cash. 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. Estate: "Cobbitty Greens"