

Lot 137 Cobbitty Lea, Cobbitty, NSW 2570



House For Sale

Monday, 3 June 2024

Lot 137 Cobbitty Lea, Cobbitty, NSW 2570

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 300 m2

Type: House



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\$1,125,400

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. Award winning 4 bedroom home designs. Explore the Brighton two storey design for additional space. The Brighton 229 is a new two storey design, which has been cleverly considered for narrow sites with a 10.6m overall width (or 10.3m with zero lot setback). Enjoy family time in the naturally lit home which exudes a refreshing, welcoming vibe as soon as you enter. As you pass through the study, the entrance takes you down to the dining and kitchen area of the home which seamlessly flows to the alfresco. Consider an optional stacker door to the alfresco area to add extra dimension to your living area. Upstairs the rumpus room provides a secondary living area or a children's retreat, while you relax in the master suite which hosts twin walk-in robes. Our Sapphire Collection of inclusions offers exceptional value and high quality. Plus, for a limited time, you can enjoy \$40,000 worth of bonus luxury inclusions*. Our Sapphire Inclusions package is one of the ways we ensure your home is of a high quality - both inside and out.

- BASIX and water tank
- Standard site costs
- Termite resistant frames and trusses
- Sarking under roof tiles
- Automatic Colorbond panel lift garage door/s, includes motor & remote
- Flyscreens to all windows and sliding doors
- Artusi Italian-made stainless-steel dishwasher & microwave
- 900mm Artusi Italian-made cook-top & electric oven
- Luxurious 20mm stone kitchen benchtops
- Soft close kitchen drawers and doors
- Daikin Inverter Ducted Air Conditioning (single zone)
- Square set ceilings to living area
- Laundry fit out with Polytec cabinetry

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.