

Lot 181 Clydesdale Cr Fletcher Green Estate, Minmi, NSW 2287



House For Sale

Tuesday, 9 April 2024

Lot 181 Clydesdale Cr Fletcher Green Estate, Minmi, NSW 2287

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 670 m2

Type: House



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\$1,168,000

Discover our newest home design, the Trinity 248. Modern living with practical floorplan features - the four-bedroom Trinity 248 is one of Montgomery Homes newest double-storey home designs. Wow your guests upon entry to the front porch, and be greeted by the highly sought-after home office - well-placed near the powder room and ideal for the modern work-from-home professional. Passing the laundry, journey along the hallway and be inspired with an open-plan entertainment zone - including an open plan kitchen, meals and family area. Opportunely adjacent to an optional alfresco, the lower level is complete with a nearby study nook and luxurious Butler's Pantry with convenient internal garage access. Be transported to the upper level by a gorgeous U-shaped staircase, where you are met by an oversized rumpus room - perfect for a cosy family movie night. Afforded maximum privacy, the master suite is tucked away to the front - and complete with a walk-in-robe, ensuite and private covered outdoor deck. Completing the upper level are three additional bedrooms, the main bathroom and a walk-in linen cupboard. Consider the alternate floorplan of the Trinity 248 - unlocking many potential lifestyle opportunities. A smaller rumpus room moves to the front of the upper level, enjoying an adjoining private covered deck - perfect for summer movie nights. This accommodates additional space for the master suite to the rear of the upper level - which now hosts an impressive dual walk-in-robe for added luxury. Our Emerge Collection combines affordable home designs with the quintessential Montgomery Homes building experience to ensure your home has the quality items you will need and nothing you won't. It offers peace of mind with certainty at every step, with included site costs* and simplified processes so you can move in quicker. A variety of inclusions feature throughout your Emerge Collection home, such as:

- Designer kitchen
- Italian made appliance package
- 20mm stone kitchen benchtops
- Handle-less fingerpull doors and drawers
- Taubmans premium paint system
- PGH bricks and concrete roof tiles
- Corinthian front entry door
- Alfresco roof and concrete slab
- Tiling to porch and alfresco
- Internal floor covering

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 450m². 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 piercing, 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. Piering; supply and placement of up to 40 lineal metres of foundation piers (bored concrete piers or screw piles) to house slab. Please note, piering layout and extent to be finalised by structural engineer, in conjunction with foundation design and results through the Limited Site Investigation. Estate: "Fletcher Green"