

Lot 1915 81 Irrigator Drive, North Richmond, NSW 2754



House For Sale

Thursday, 30 May 2024

Lot 1915 81 Irrigator Drive, North Richmond, NSW 2754

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 786 m2

Type: House



Lisa Barrett
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\$1,745,000

Immerse yourself in the vibrant heartbeat of the prestigious Redbank, North Richmond estate - where the pulse of community intertwines seamlessly with the tranquility of nature. This rare and unique house and land opportunity combines the very best of luxury and convenience. Selected with our Diamond Collection inclusions ensures the finest finishes, with completed Pre-Construction requirements such as DA/CDC approval and colour selections meaning your new home can be under construction in a matter of weeks! Redbank, North Richmond is nestled against the picturesque backdrop of the Blue Mountains, inviting you to embrace a lifestyle defined by a perfect balance of modern convenience and rural serenity. Lush parks, winding riverside pathways and gorgeous views make your home feel like a retreat every day, where you can explore the great outdoors at your leisure. Your Riviera 1 303 will feature a timeless Executive facade, with 'Modern Luxe' design theming applied to the colours and materials used. An intriguing 'Night Sky' Colorbond roof pairs seamlessly to the matte black window frames and statement front door, with Taubmans 'Rotunda Stone' Moroka sealing the Executive facade with bold brilliance. Expertly curated for an uphill sloping site, the Riviera 1 303 gracefully caresses the slope to maximise on benefits such as ventilation and views. Inclusion of 2580mm increased ceiling heights to the lower level creates a jaw-dropping foyer. The nearby fifth bedroom is a dream guest getaway, with an added ensuite meaning your guests will have their own space to rest and rejuvenate. Ideal for movie marathons, the adjacent home theatre completes the lower level of the Riviera 1 303. Ascend to the mid-level entertainment zone and immediately sense the space and grandeur accommodated by the 2730mm increased ceiling height! The open-plan family/meals and kitchen feels incredibly luxe - with the unfolding alfresco ideal for indoor-outdoor entertaining. Boasting 40mm stone benchtops to the kitchen, a nearby Butler's Pantry ensures mess is kept out of sight and provides additional storage. Tucked away behind the kitchen is your master suite oasis, introduced by a stretching hallway for that extra touch of sophistication. An ensuite fit for a day spa is accompanied by a dual walk-in robe, and the master suite enjoys private access to the alfresco for your ideal early morning coffee spot. 2580mm increased ceiling heights to the upper level mean the remaining bedrooms and rumpus room don't miss out on the grandeur of the Riviera 1 303. Each bedroom includes a walk-in robe for maximum storage, with a bonus covered deck unfolding from the rumpus room ideal for soaking in the views from your home. Prime Oak cabinetry, Snow Stone vanities and matte black tapware to the main bathroom continue the 'Modern Luxe' theming, and will have you relishing time spent in one of the most used spaces in the home. Plus, multi-zone Daikin Premium Inverter Air Conditioning to the entire home will allow you to control the temperature to your preference in every season of the year. 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: "Redbank"