

# Lot 209 3 Old Blush Street, Cobbitty Greens Estate, Cobbitty, NSW 2570



## House For Sale

Friday, 17 May 2024

Lot 209 3 Old Blush Street, Cobbitty Greens Estate, Cobbitty, NSW 2570

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 300 m2

Type: House



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**\$1,112,100**

Discover our newest home design, the Shorehaven 263. A beautiful home design crafted to maximise the modern lifestyle. The double-storey Shorehaven 263 includes four bedrooms - all allocated to the top floor, creating a luxurious entertaining zone to the lower floor. The entertainment precinct exists to the rear of the lower level - with a home theatre, an open-plan kitchen/meals/family area, Butler's Pantry, powder room and alfresco. Completing the lower level is the laundry, bonus linen cupboard and mud room. Ample overhead storage to the mud room ensures the Shorehaven 263 never compromises on practicality. Ascend the staircase, which unfolds to the home office set-up - ideal for the work-from-home professional. Tucked away to the rear of the upper floor is the master suite - complete with a dual walk-in-robe and luxurious ensuite. The three main bedrooms have convenient access to the main bathroom, with a nearby rumpus room completing the upper level of the Shorehaven 263. The Shorehaven 263 is ideal for level sites with a 10.96m frontage or wider (or 9.96m if zero lot applicable), and is available in five stunning facades - Hamptons, Retro, Grande, Executive and Metro. 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 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 450m<sup>2</sup>. 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: "Cobbitty Greens"