

LOT 2092 Valletta Drive, Box Hill, NSW 2765



Sold House

Friday, 25 August 2023

LOT 2092 Valletta Drive, Box Hill, NSW 2765

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 288 m2

Type: House



Hassan Mohammad



Contact Metricon
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\$1,076,265

Discover modern luxury in this three-bedroom home, perfect for today's diverse lifestyles. Enjoy a dedicated study, discreet powder room for guests, and a well-appointed kitchen complete with a spacious walk-in pantry. This thoughtfully designed residence seamlessly blends functionality and style, offering unparalleled comfort and exceptional value for your investment. Set among rolling hills in Sydney's enviable Hills district, The Gables by Stockland offers a relaxed, contemporary lifestyle that's second to none. Experience the best of both worlds, surrounded by nature, parklands and leafy neighbourhood streets, and with everything you could ever need right at your fingertips. Metricon is one of Australia's leading and largest home builders, with over 45 years' experience helping Australians build their dream home. Discover your new home with Metricon today. Our home and land packages include:

- Fixed prices including site costs and BASIX
- Council Approved Design
- Registered Titled Land
- Start building in as little as 12 weeks* With Metricon's Fast Track program. Eligibility criteria applies.
- Landscaping (Kikuyu turf to front yard and nature strip, wall mounted clothesline and brick letterbox with render finish)
- Freedom Essentials pack (2550mm ceilings, extended stain finish entry door with glass, 20 LED downlights, 20mm Caesarstone® benchtops, plus more)
- Flooring pack
- Driveway and cross-over
- Lifetime Structural Guarantee[^]
- Fujitsu reverse cycle ducted air-conditioning*[•]
- And much more...

If this particular package doesn't suit, speak to one of our friendly sales consultants and we'll help you find a tailor made package that best suits you. Contact Metricon today! *Images may include upgrade items and may depict fixtures, finishes and features not supplied by Freedom by Metricon such as landscaping, paths and fencing. Accordingly any prices in this flyer do not include the supply of these items. Price is based on Metricon's Freedom specification and standard inclusions. Package price excludes external lighting, telephone service, customer account opening fees, stamp duty on land, legal fees and conveyancing costs including titles and property report. Floor plan is a representation of a Traditional façade unless otherwise stated. Total squares and building size of the home is calculated by measuring from the external side of external walls. Where no external wall exists for the purpose of measuring building area (such as porticos, balconies or outdoor rooms), Metricon assumes a straight line between the exterior of walls or columns. For detailed pricing and inclusions talk to a Metricon Sales Consultant. Land supplied by developer. Land prices and availability are subject to change without notice. All home and land packages are subject to developer approval. Metricon reserves the right to alter the images or descriptions without notice. [^]For details on our Lifetime Structural Guarantee visit metricon.com.au/terms/structural-guarantee. *Air-con unit size, zones and outlets determined by home size and design. Tender must be accepted within 14 days of presentation for promotional offer to be valid. *Metricon's Fast Track 12 Weeks to 'Build Ready' Program (the "Program") is available on new Freedom & Designer home deposits from 1st August 2023. Metricon will review each job for suitability within 14 days of receiving all necessary paperwork & will notify the customer if the job is accepted. The Program is only valid on standard Freedom or Designer home plans & Design Options. No structural changes are permitted. To meet the advertised timeframes, Metricon is dependent on the purchaser promptly returning all paperwork required (including attending any appointments & signing & returning documents), as well as supplying the essential information required under the building contract within 14 days. Metricon will not be held responsible for failure to meet the advertised timeframes if documents/information is not supplied and/ or important information is supplied by the purchaser after the requested dates. Third party delays: Metricon is not responsible for delays caused to the preparation and signing of a building contract and/or site start deadlines caused by third parties which are outside of its reasonable control. NSW Contractor's Licence: 174699C Package Printed Date: 21/08/2023. Build region: Sydney