

# Lot 210 Park Road, Leppington, NSW 2179



## House For Sale

Monday, 10 June 2024

Lot 210 Park Road, Leppington, NSW 2179

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 370 m2**

**Type: House**



Lilly Taylor

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**\$1,321,510**

Montgomery Homes has been delivering quality homes for more than 30 years. Our warm and approachable customer service approach sets us apart from other new home builders and has enabled us to grow into a respected and nationally-awarded residential construction company. We understand the significance of building your dream home and aim to ensure it is perfect for your lifestyle and, importantly, your budget. The Coolum 266 has all the space your family needs to live and grow. This two storey home hosts four bedrooms and a rumpus room on the upper floor with potential for a fifth bedroom (or theatre room) plus spacious living area on the lower floor. The kitchen is often referred to as the heart of the home and this has never been as apparent as in the Coolum 266. The open plan kitchen creates the perfect meeting place that connects the living and dining area that seamlessly flows to the alfresco. This design is a stylish take on the family home with modern features including a walk-in pantry, walk-in robe in the master suite, and a convenient study nook. The Coolum is brimming style and features modern, quality inclusions ready for you to enjoy. 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