

# Lot 329 (44) Shortland Avenue, Aberglasslyn, NSW 2320



## House For Sale

Sunday, 5 May 2024

Lot 329 (44) Shortland Avenue, Aberglasslyn, NSW 2320

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 738 m2**

**Type: House**



Ayla Snowden

0432341553

**\$1,049,000**

Bellriver Homes is a family business that has been providing Australia's homeowners and investors with quality, value, and peace of mind since 1993. We are passionate about building quality homes and customer relationships. We ensure our customers have a stress-free, seamless, and enjoyable building experience. That is why we FIX our site costs - even if we hit rock - we want you to have no additional hidden costs. Bellriver Homes is one of NSW's highest-rated builders - our clients rate us an average of 4.3 out of 5 stars on verified Product Review. Our price is fixed and includes earthworks plus a guaranteed build time. With all our House & Land packages, we offer the following assurances included in 'Our Word Our Bond'\* guarantee:- With you, All the Way - a family-owned company with over 30 years of unwavering commitment\*- Fixed Price Contract - what you see is what you get\*- Rental Guarantee - if your home is not completed by the agreed time, we pay a rental contribution\*- Build Start Date - you will know upfront when your home will commence construction\*- Guaranteed Build Time - we stand by our promise to deliver on time\*- Hit Rock, We Pay - no variations for hidden site conditions during construction\*Bellriver Homes Benchmark Inclusions\*- CONNECT site costs & service connections- Ducted Air-Conditioning- Floor coverings throughout including carpet to bedrooms - Westinghouse Stainless steel appliances including 900mm rangehood- Dishwasher- Semi-frameless shower screens to Master & Main bathrooms- 20mm Stone benchtops to Kitchen & Vanities- Free Standing Bath- 3 Coat Paint System- 90mm internal wall frame thickness- 2590mm Ceiling Height to ground floor- 25 LED Downlights package- Colorbond Sectional Garage door- R2.5 External Wall Insulation- R6.0 Ceiling Insulation - 7 Star Basix requirements- Termite treatment barrier- 3000L Rainwater tankAlso Included:- Coloured concrete driveway & path- External & Internal steps- Garage step-down- Bushfire report & requirements- Acoustics report & requirementsBellriver Homes promises to deliver on time, at a fixed cost, to a standard that exceeds your expectations. With independent quality inspections, our buying power, passion for quality craftsmanship, and commitment to our customers having an enjoyable experience make Bellriver Homes the discerning homebuyer's choice.Terms and conditions apply. Images are for illustrative purposes only and may include optional upgrades not included in the price of the home. E&OE. Bell River Homes reserves the right to change plans, prices, specifications, materials, products, and suppliers without notice. The purchase is a split contract where the land is purchased through the land-selling agent and the building contract is with Bell River Homes so that stamp duty is only paid on the land (if applicable). Bell River Homes (NSW) Pty Ltd. ABN 76 062 307 779 BL No. 61247C. \*Please refer to Benchmark Inclusions & Our Word Our Bond brochure for full details.