

Lot 3686 Proposed Road, Menangle Park, NSW 2563



House For Sale

Wednesday, 24 April 2024

Lot 3686 Proposed Road, Menangle Park, NSW 2563

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 1000 m2

Type: House



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\$1,487,350

Nestled amidst the picturesque landscapes of New South Wales, Australia, Menangle Park provides a serene and tranquil environment that fosters a relaxed lifestyle. Its proximity to major urban centers like Sydney ensures residents can enjoy the conveniences of city life while retreating to the peaceful ambiance of suburbia. The area boasts ample green spaces, parks, and recreational facilities, promoting an active and healthy lifestyle. Residents also benefit from a strong sense of community, with local events and gatherings fostering social connections and a supportive neighborhood atmosphere. Additionally, Menangle Park's accessibility to amenities such as schools, shops, and healthcare services makes it an ideal location for families and individuals seeking both comfort and convenience in their daily lives.

The Whitehaven 306 is a split level home designed for an uphill sloping site. This design features kitchen and main entertaining areas on the mid floor, with the bedrooms and master suite on the upper floor. There is also an optional alternative layout for the upper floor that offers a rumpus room in lieu of bedroom 4. The lower floor hosts the entrance, home theatre, and study or guest room. Available in five contemporary facades. 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: "Menangle Park"