

# LOT 3706 Sweeney Road, North Rothbury, NSW 2335



## House For Sale

Friday, 10 May 2024

LOT 3706 Sweeney Road, North Rothbury, NSW 2335

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 4**

**Area: 523 m2**

**Type: House**



Steve Slisar  
0492933123

**\$786,888**

Huntlee boasts extensive open spaces for you and your family to enjoy. A 40-kilometre planned network of interrupted pathways links the villages to the town centre, with walking and cycling a popular activity throughout the estate. This estate has been master planned to include 7,500 lots. Catering to every family, a flexible house and land package with Montgomery Homes offers you cost-effectiveness and convenience. The Avoca 210 is a single storey design perfectly suited for level sites with a 13m frontage or more. This design features an open living area, including a separate home theatre room, and four bedrooms. With a secluded master bedroom with generously sized dual walk-in robes and ensuite, open plan kitchen - featuring a contemporary butlers pantry, and the secondary bedrooms separate to the main living area, this home is perfect for modern family living. A highlight of this home is the modern and functional mud room to help keep dirt and mess at the door. The mud room provides ingress from the garage to the butlers pantry - a convenient access point for arriving home with groceries, school bags and shoes. The perfect mix of country charm and urban convenience, Huntlee has a Town Centre, and also enjoys close proximity to the villages of Branxton and Greta - with associated facilities including medical practices, post offices, shops and educational institutions. Just minutes from the M15 Hunter Expressway and Branxton Train Station affords Huntlee residents' access to a number of transport options. With the Hunter Valley on your doorstep, enjoy a vibrant local lifestyle with shops, cafes, restaurants and wineries. Spend endless hours outdoors with your family, with Huntlee offering stunning parklands for walking, cycling and relaxing. 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.