

# Lot 38 Proposed Road, Prestons, NSW 2170



## House For Sale

Monday, 22 April 2024

Lot 38 Proposed Road, Prestons, NSW 2170

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 300 m2**

**Type: House**



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**\$1,230,080**

In the heart of Prestons lies a haven of refined living, where every detail is curated to inspire a life of comfort and sophistication. Here, amidst the tranquil ambiance of tree-lined streets and manicured parks, residents find themselves embraced by a sense of community and belonging. Montgomery Homes epitomizes the pinnacle of luxury living, offering discerning individuals an unparalleled blend of timeless design, meticulous craftsmanship, and modern convenience. Nestled in prestigious locales, each Montgomery residence is a masterpiece of architectural elegance, characterized by grand proportions, exquisite detailing, and an unwavering commitment to quality. With a portfolio ranging from stately mansions to chic urban retreats, Montgomery Homes caters to the most discerning tastes, ensuring that every dwelling is a sanctuary of opulence and refinement. From bespoke interiors adorned with the finest materials to state-of-the-art amenities that anticipate every need, Montgomery Homes represents the epitome of sophisticated living, where discerning residents indulge in a life of unparalleled luxury and privilege. From elegant townhouses adorned with ivy-clad facades to spacious apartments offering panoramic views of the cityscape, Prestons caters to diverse tastes and lifestyles with effortless charm. Strolling along bustling boulevards, one discovers an array of boutiques, cafes, and cultural treasures, each contributing to the vibrant tapestry of daily life. With world-class amenities and a commitment to impeccable service, living in Prestons is not merely an address, but a testament to the art of refined living, where every moment is infused with grace and possibility.\*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 protected and remain the property of Montgomery Homes Pty Ltd at all times. \*The included site costs offered by the Emerge Collection offers peace of mind and instils confidence in managing site expenses. The Emerge Collection included site costs encompasses both earthworks and piling, specifically: 1. Earthworks; cut and/or fill to create level building pad on sites with maximum 900mm fall across the building envelope. Please note, included site costs price excludes removal of excess spoil, importation of fill and any stepped building pads/dropped edge beams (if applicable) 2. Piling; supply and placement of up to 40 lineal metres of foundation piers (bored concrete piers or screw piles) to house slab. Please note, piling layout and extent to be finalised by structural engineer, in conjunction with foundation design and results through the Limited Site Investigation