

LOT 712 Cameron Grove Estate, Edgeworth, NSW 2285



House For Sale

Monday, 3 June 2024

LOT 712 Cameron Grove Estate, Edgeworth, NSW 2285

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 462 m2

Type: House



Lachlan Brooks
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\$970,685

Nestled within the serene embrace of nature's splendor lies Cameron Grove Estate, a sanctuary where modern elegance meets tranquil living. Envision waking each morning to the gentle whisper of rustling leaves and the symphony of birdsong, as sunlight dances through the branches, painting a picturesque canvas of beauty. The estate, adorned with lush greenery and vibrant flora, offers a harmonious blend of sophistication and relaxation, where every corner tells a story of timeless charm and refined taste. With a floorplan that combines the very best of luxury and practicality, single storey design the Airlie 222 has been designed with the modern family in mind. Entry through the porch leads to the luxurious master suite - fully fitted with an ensuite and two walk-in robes. Architecturally designed, the Airlie 222 floorplan cleverly houses the remaining three bedrooms close by the main bathroom yet secluded from the main living zone with an adjacent wall. A generously sized open-plan kitchen, meals and family zone seamlessly join to create the entertaining heart of the home. The highlight of this home is the contemporary Butler's Pantry and mud room which have been discreetly tucked away for convenience and aesthetics, with a well-appointed laundry suitably accessed through the Butler's Pantry and providing a convenient external entry point for reaching the clothesline and garden. 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.*Contract construction timeframe within 26 weeks from the start of onsite work for all single storey homes within the "Emerge Collection" range. The guarantee includes single storey homes and is limited to selected greenfield sites subject to approval by Montgomery Homes. Clients must choose a standard design from the Emerge Collection and comply with all conditions within the range. In the event that the build time surpasses the contract timeframe, Montgomery Homes agrees to compensate the client. The compensation will be provided at a rate of \$70 per working day that the build time exceeds the contract construction period. Montgomery Homes shall not be held liable for delays caused by circumstances beyond its control, including but not limited to an act of god, fire explosion, earthquake, or civil commotion, adverse weather, an industrial dispute, a dispute with adjoining neighbour, resident or owners, anything done or not done by the owner, delays in getting any approvals, a delay in the supply of materials selected by the owner, the need for a survey of or other report in relation to the site, or the industry shutdown being a 3 week period commencing on or about 22 December in each year, a variation by the owner. In such cases, the contract build time may be extended accordingly, and compensation will not be provided for the duration of extension of time claimed by the builder. Clients must adhere to all terms and conditions outlined in the building contract and cooperate with Montgomery Homes throughout the construction process. Failure to comply with these responsibilities may impact the build time guarantee and compensation eligibility. Montgomery Homes reserves the right to amend or modify these terms and conditions at any time without prior notice. Any changes will be communicated to clients in writing and will apply to all future projects.**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 piercing, 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. Piering; supply and placement of up to 40 lineal metres of foundation piers (bored concrete piers or screw piles) to house slab. Please note, piercing layout and extent to be finalised by structural engineer, in conjunction with foundation design and results through the Limited Site Investigation Estate "Cameron Grove"