

Lot 819 Gillieston Valley Estate, Gillieston Heights, NSW 2321



House For Sale

Saturday, 15 June 2024

Lot 819 Gillieston Valley Estate, Gillieston Heights, NSW 2321

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 540 m2

Type: House



Jessica Campbell
02 4945 4000

\$755,000

Surrounded by the rich alluvial flats of the Hunter and Paterson Rivers with breathtaking vistas from every angle, Gillieston Valley Estate will be your key to the great outdoors, where everyday life will harmonise with nature. Living at Gillieston Valley Estate will be living well - rich with open green spaces and parks where every generation is catered for. Wide open paths and ambling bike tracks will create endless opportunities for an active lifestyle. The Avoca 173 is a single storey design from our level and narrow sites range. This stylish home features an open plan kitchen and living area, plus four bedrooms. With a secluded master bedroom and ensuite, open plan living, kitchen - featuring a walk-in pantry, and the secondary bedrooms separate to the main living area, this home is perfect for modern family living. This is a highly considered floor plan which is designed to enhance your lifestyle and make best use of your space. Our Emerge Collection combines affordable home designs with the quintessential Montgomery Homes building experience to ensure your home has the quality items you will need and nothing you won't. It offers peace of mind with certainty at every step, with included site costs* and simplified processes so you can move in quicker. A variety of inclusions feature throughout your Emerge Collection home, such as:

- Designer kitchen
- Italian made appliance package
- 20mm stone kitchen benchtops
- Handle-less fingerpull doors and drawers
- Taubmans premium paint system
- PGH bricks and concrete roof tiles
- Corinthian front entry door
- Alfresco roof and concrete slab
- Tiling to porch and alfresco
- Internal floor covering

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. The above pricing is an estimate based on land size of 450m². 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.

Estate: "Gillieston Valley" Inclusions:
"Emerge" Design: "Avoca 173"