

# Lot 830 Mount View Grange Estate, Bellbird, NSW 2325



## House For Sale

Thursday, 13 June 2024

Lot 830 Mount View Grange Estate, Bellbird, NSW 2325

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



Lachlan Brooks  
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**\$690,288**

Hunter Region of NSW. The estate is located 90 minutes north of Sydney and 50 minutes to Newcastle. Today, Cessnock is a thriving city, growing in popularity at a rapid rate due to its strategic location between Sydney and Newcastle, value for money, and commercial opportunities. It has an abundance of shops, amenities, sport facilities and entertainment venues. 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 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.

\*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 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: "Mount View Grange" Inclusions: "Emerge" Design: "Avoca 173"