

# Address available on request, Lochinvar, NSW 2321

## House For Sale

Thursday, 14 December 2023

Address available on request, Lochinvar, NSW 2321

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 592 m2**

**Type: House**



Gareth Campbell

0484667464

**\$777,800**

The Middleton is a space-savvy design. The generous sleeping quarters means everyone will get a good night's sleep and offers some privacy for all. This design also offers the option of a second living space, so you can tailor the home to best suit you and your families lifestyle and needs. You will also be able to make light of every celebration thanks to the spacious open planed kitchen, meals and family area complete with a walk-in-pantry. MORE FOR YOUR HOME AT NO COST Your brand new Burbank home now includes all these items that can save you tens of thousands when building a home: • Ducted Air Conditioning • Flooring • Flyscreens & Flydoors This is on top of many of the other items as part of our premium inclusions such as: BASIX energy compliance items (rainwater tank, insulation, energy efficient hot water system) 20mm stone benchtops to the kitchen, overhead cupboards, concrete to your alfresco, basic site allowances and more. WHY BURBANK? We're a family owned and operated company who have been building homes since 1983. As well as the comfort that comes with experience, we also offer a series of amazing inclusions and guarantees to ensure your build journey is as seamless as possible. Experienced, award-winning and distinctly Australian, Burbank is the builder you can trust. At Burbank, you already get fantastic included value that you won't find anywhere else. Below are just some of the bonuses you get so you're not left with any nasty surprises: • 30 Year Structural Guarantee – We will guarantee the structural integrity of our homes for a full thirty years! • MyPlace App – follow your build 24/7 so there's no need to check in and see progress every week • 12 Month Price Freeze – land not titled yet? Great news is that we can lock the base price of your home for a full year • Personalised Design Options – plenty of popular additions to every floorplan • EDGE Colour Selection Studio – personalise your home with fantastic choice of colours and finishes in your home • \* Terms and conditions may apply. Visit <https://www.burbank.com.au/nsw/terms-conditions> for more info. This package also at minimum includes our Burbank EXTRA Bundle pack – with a range of added extras to your house and land package: • Raised ceiling heights to the ground level – 2590mm • LED Downlights throughout the home • NBN Ready Hub • Choice of 280L hea pump or 26L continuous flow gas hot water system (if available in your area) • Water point to fridge space • Double towel rails • Front entry door upgrade • Automatic garage opening door remote Your full turn-key package also includes: • Site cost allowances • Region zone fees for building in this area • Any council or council requirements ^Burbank reserve the right to alter any price without notice. All drawing and plans are subject to developers and/or authority approval and may vary depending on the outcome of their decision. In the event where amendments are required the drawings, plans and the advertised price of the proposed dwelling will vary accordingly. The purchaser acknowledges that the advertised price may vary due to factors outside the control of the builder. These photos and images are for illustrative purposes only and may depict upgrade options available from Burbank at additional charges such as lighting, window furnishings, landscaping, driveway, paving and timber windows. The price may also exclude features not supplied by Burbank such as gardens, fencing and decking. Any alterations and upgrades may incur additional costs. The price does not include stamp duty, legal fees or other costs incurred with the purchase of the land. Please consult a Burbank sales representative for further information and detailed pricing. All designs are the property of Burbank and must not be used, reproduced, copied or varied, wholly or in part without written permission from an authorised Burbank representative. Copyright. Burbank Australia (NSW) Pty Ltd. NSW BL 295627C. ACT BL 2016566.