

9 Barnbougle Street, Heddon Greta, NSW, 2321



Development Site For Sale

Friday, 29 November 2024

9 Barnbougle Street, Heddon Greta, NSW, 2321

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Development Site

Home & Land Package You DONT WANT TO MISS!

The Avoca 210 is a single storey design perfectly suited for level sites with a 13m frontage or more. This design features an open living area, including a separate home theatre room, and four bedrooms. With a secluded master bedroom with generously sized dual walk-in robes and ensuite, open plan kitchen - featuring a contemporary butlers pantry, and the secondary bedrooms separate to the main living area, this home is perfect for modern family living.

A highlight of this home is the modern and functional mud room to help keep dirt and mess at the door. The mud room provides ingress from the garage to the butlers pantry - a convenient access point for arriving home with groceries, school bags and shoes.

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
- Quality 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 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: "Averys Rise"

Inclusion: "Emerge"

Design: "Avoca 210"