

Lot 7554 Lot size: 343.8m²

Bronte Executive – Trinity Facade



\$479,900

Home Price

\$725,000

Land Price

\$1,204,900

Home & Land Package

Bed	Bath	Car
5	3	2

Inclusions

- Connect site costs and service connections
- Ducted air conditioning
- 20mm stone benchtops to kitchen and vanities
- Semi-frameless shower screens to main and master bathrooms
- Westinghouse 900mm S/S cooktop, oven and rangehood; dishwasher
- Sarking to underside of tiled roof
- R3.5 ceiling and R2.0 wall insulation
- 2590mm ceiling height to ground floor
- Floor coverings – laminate or tiles/carpet
- Taubmans 3-coat paint system
- 25 downlights
- Automatic sectional garage door
- Freestanding bath
- Coloured concrete driveway and path
- Masonry letterbox
- Fencing plus gate
- Landscaping and turf to front

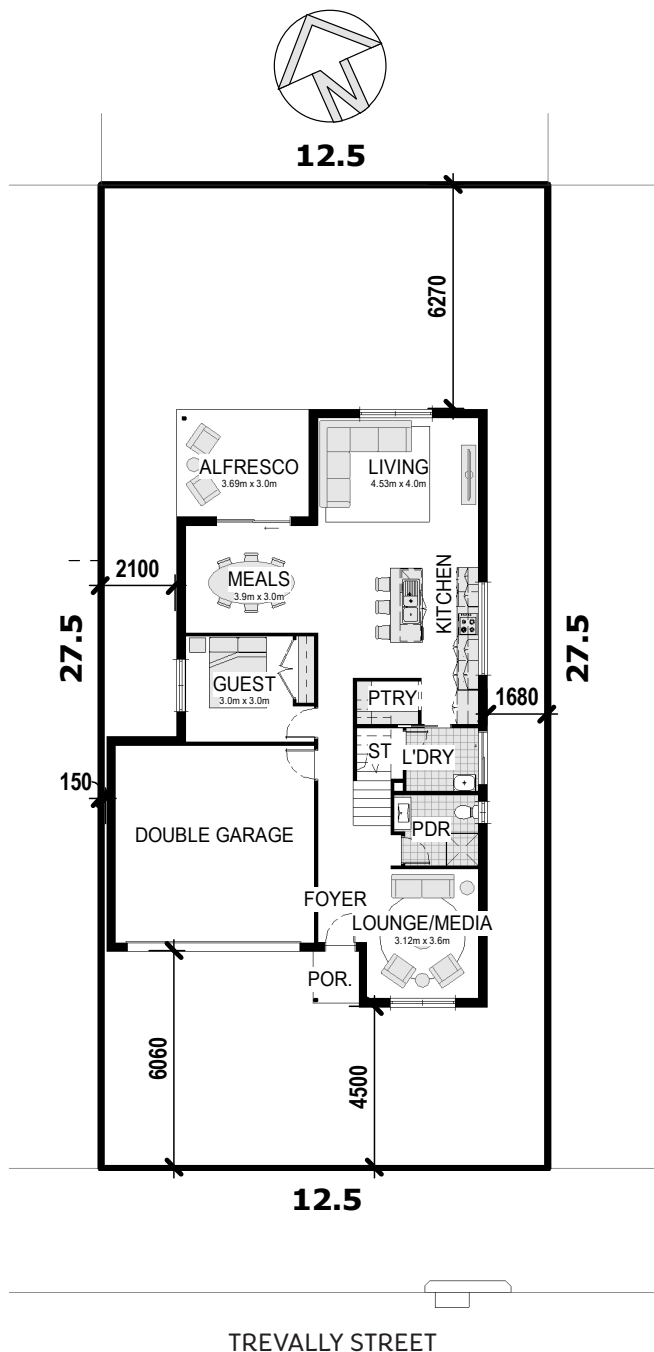


BELL RIVER

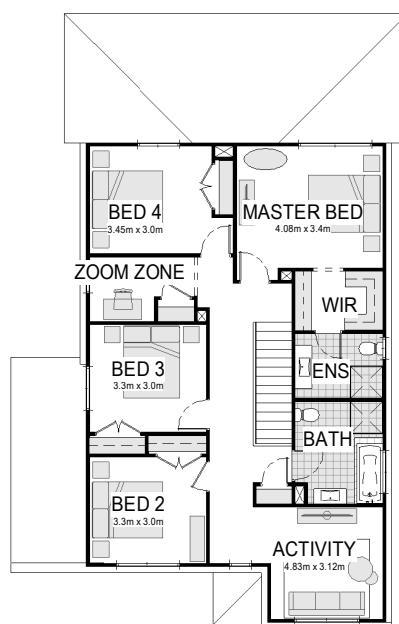
Newpark is accessed via Elara Boulevard in Marsden Park

Phone 1300 122 500 newpark.com.au

Disclaimer: †Includes garage, alfresco & porch where included. *The Advertised package price is based on a standard home, standard facade and the developers initial forecast registration date. Photographs, facades, renders and other pictures displayed in this flyer are for illustrative purposes only and may show a facade, landscaping, fixtures, fittings or finishes that are not inclusive of this package, and may be available at an additional cost to the client. For a full list of inclusions, please contact a Bell River Homes Sales consultant. The package provided is based upon Bell River Homes preliminary/preferred siting and preliminary developer land information currently available. Bell River Homes reserves the right to change specifications and prices without notice. Variations to land size and location of services, including but not limited to the specifications listed within the Section 88B instrument for the property may require amendments to the floor plan or house design which will be at an additional cost. The site start date is subject to third party factors, including but not limited to land registration, quantity and type of requested client variations, relevant authority approvals, and the acceptance of tender and contract with Bell River Homes. Bell River Homes' Sale terms and conditions apply and full details of these are available from all Bell River Homes Display Centres. Please contact a Bell River Homes consultant for further information. Bell River Homes Builders Licence Number is 61247C. This package price is based on August 2023 pricelist. Printed September 2023. WIP0705



**OPTIONAL FIRST FLOOR
MASTER TO FRONT**



Lot 7583

Lot size: 275m²

Avalon 23 Mk 2 – Seymour Facade



\$432,900

Home Price

\$625,000

Land Price

\$1,057,900

Home & Land Package

Bed	Bath	Car
5	3	2

Inclusions

- CONNECT site costs and service connections
- Ducted air conditioning
- 20mm stone tops to kitchen and vanities
- Semi-frameless shower screens to main and master bathrooms
- Westinghouse 900mm S/S cooktop, oven and rangehood; dishwasher
- Sarking to underside of tiled roof
- R3.5 ceiling and R2.0 wall insulation
- 2590mm ceiling height to ground floor
- Floor coverings – laminate or tiles/carpet
- Taubmans 3-coat paint system
- 25 downlights
- Automatic sectional garage door
- Freestanding bath
- Coloured concrete driveway and path
- Masonry letterbox
- Fencing plus gate
- Landscaping and turf to front

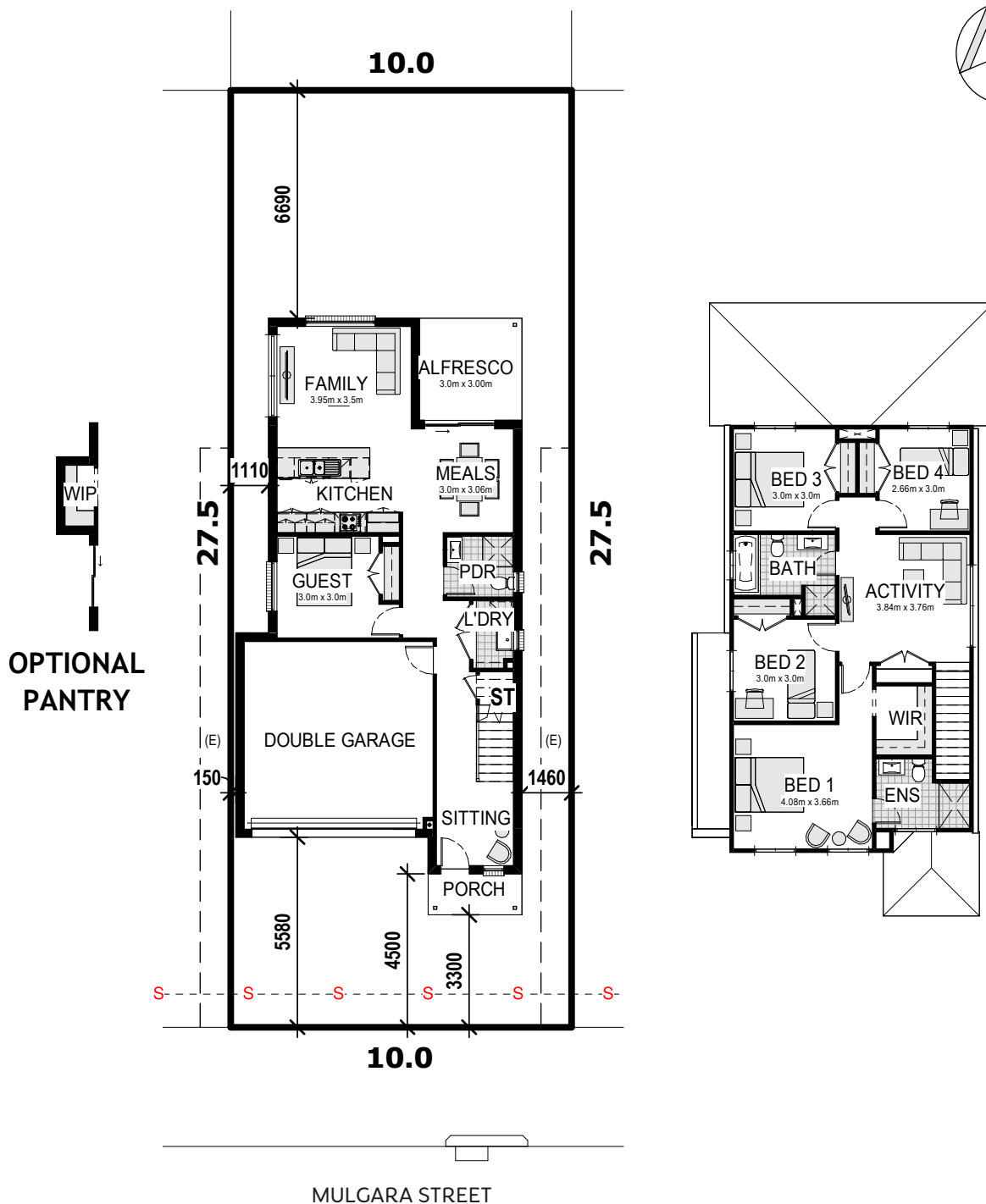


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Lot 7583

Lot size: 275m²

Rochester 15 – Sienna Facade



\$337,900

Home Price

\$625,000

Land Price

\$962,900

Home & Land Package

Bed	Bath	Car
3	2	1

Inclusions

- CONNECT site costs and service connections
- Ducted air conditioning
- 20mm stone benchtops to kitchen and vanities
- Semi-frameless shower screens to main and master bathrooms
- Westinghouse 900mm S/S cooktop, oven and rangehood; dishwasher
- Sarking to underside of tiled roof
- R3.5 ceiling and R2.0 wall insulation
- 2590mm ceiling height to ground floor
- Floor coverings – laminate or tiles/carpet
- Taubmans 3-coat paint system
- 25 downlights
- Automatic sectional garage door
- Freestanding bath
- Coloured concrete driveway and path
- 26° roof pitch
- Masonry letterbox
- Fencing plus gate
- Landscaping and turf to front



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