

Home and Land Package

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

BELLRIVER

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

Newpark is accessed via Elara Boulevard in Marsden Park Phone 1300 122 500 newpark.com.au

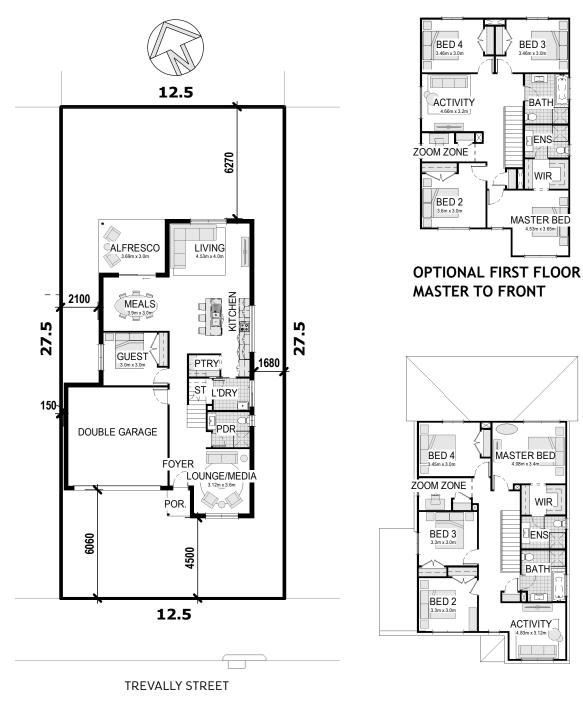
Disclaimer: fincludes garage, alfresco & porch where included. *The Advertised package price is based on a standard home, standard facade and the developers initial forecast registration date. Photographs, facades, renders and other pictures displayed in this flyer are for illustrative purposes only and may show a facade, landscaping, fixtures, fittings or finishes that are not inclusive of this package, and may be available an additional cost to the client. For a fullistor functiousns, please contact a Bell River Homes Sales consultant. The package provided is based upon Bell River Homes preliminary/preferred siting and y developer land information currently available. Bell River Homes preliminary/preferred siting and y developer land information currently available. Bell River Homes preliminary/preferred siting and y developer land information currently available. Bell River Homes preliminary/preferred siting and y developer land information currently available. Bell River Homes preliminary/preferred siting and y developer land information currently available. Bell River Homes preliminary/preferred siting and y developer land information currently available. Bell River Homes preliminary/preferred siting and y developer land information currently available. Bell River Homes preliminary/preferred siting and the developer land information currently available. Bell River Homes Sales contact a Bell River Homes Sales contact and Bell River Homes Sales contact a Bell River Homes Sales contact a Bell River Homes Sale form all Bell River Homes Sales contact a Bell



Home and Land Package

Lot 7554 Lot size: 343.8m²

Bronte Executive - Trinity Facade



BELLRIVER

Newpark is accessed via Elara Boulevard in Marsden Park Phone 1300 122 500 newpark.com.au

Disclaimer: tincludes 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 fluer 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 inclusions, please contact at Bell River Homes Sales consultant. The package provided is based upon Bell River Homes spreierred sitting and preliminary/preferred sitting and preferred sitting and preliminary/preferred sitting and preliminary/preferre



Lot size: 275m²

Lot 7583

Home and Land Package

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

BELLRIVER

- 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

Newpark is accessed via Elara Boulevard in Marsden Park Phone 1300 122 500 newpark.com.au

Disclaimer: †Includes ga rage, alfresco & porch where included. *The Advertised package price is based on a rs initial forecast registration date. Photographs, facade 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. WIPO705

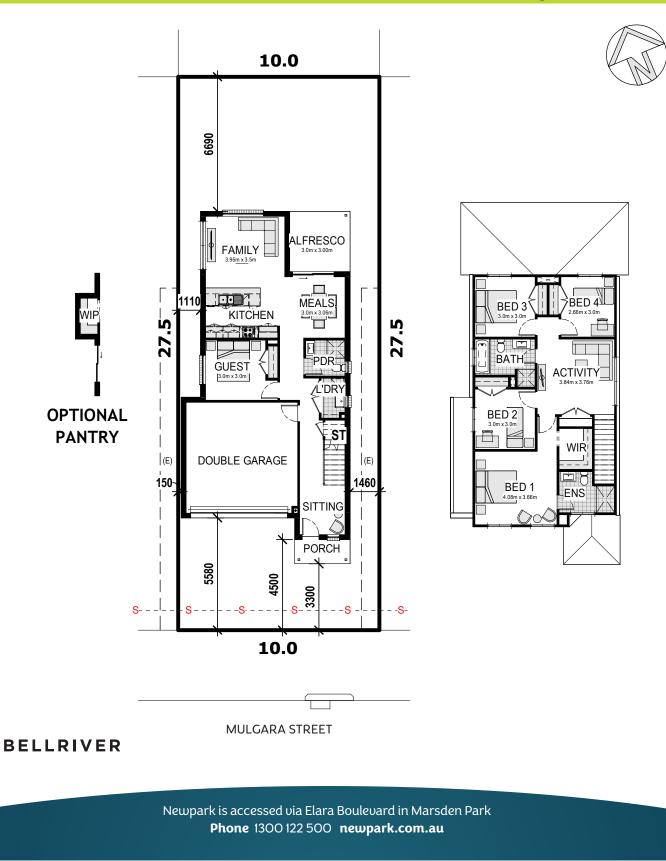
Home and Land Package



Avalon 23 Mk 2 - Seymour Facade

Lot 7583

Lot size: 275m²



Disclaimer: tincludes 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 madditional cost to the client. For a fullist of inclusions, please contact as 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. Sele 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 Side contact as determined to a August 2023 pricelist. Printed September 2023. WIPO705



Lot size: 275m²

Lot 7583

Home and Land Package

Rochester 15 - Sienna Facade



\$337,900 Home Price

\$625,000

Land Price

\$962,900

Home & Land Package

Bed	Bath	Car
3	2	1

BELLRIVER

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

Newpark is accessed via Elara Boulevard in Marsden Park Phone 1300 122 500 newpark.com.au

rage, alfresco & porch where included. *The Advertised pac rs initial forecast registration date. Photographs, facade 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. WIPO705



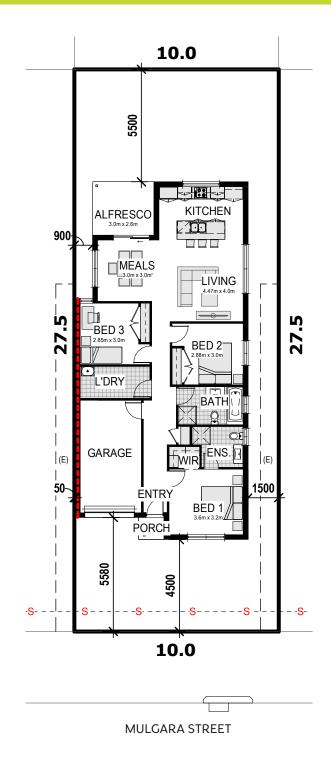
BELLRIVER

Lot size: 275m²

Lot 7583

Home and Land Package

Rochester 15 – Sienna Facade



Newpark is accessed via Elara Boulevard in Marsden Park Phone 1300 122 500 newpark.com.au

Disclaimer: tincludes 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 stor inclusions, please contact a Bell River Homes Sales consultant. The package provided is based upon Bell River Homes spreitered sting and preliminary/preferred sting and preliminary developer land information currently available. Bell River Homes spreitered is based upon Bell River Homes spreitered sting and preliminary developer land information currently available. Bell River Homes spreitered sting and preliminary forefored sting and preliminary developer land information and prices without notice. Variations to land size and location of services, including but not limited to the specifications listed within the Section 888 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. Sell River Homes Sale contact a Bell River Homes consultant for further information. Bell River Homes Sale contact a Bell River Homes consultant for further information. Bell River Homes Sale cortex of Biology and conditions apply and cludetals 2023 price is bettered to the specification apply and set on August 2023 price is bettered to the specification apply and set on August 2023 price is bettered to the specification set on a specification of services. The speckage price is based on August 2023 price is bettered to the specification apply and full det