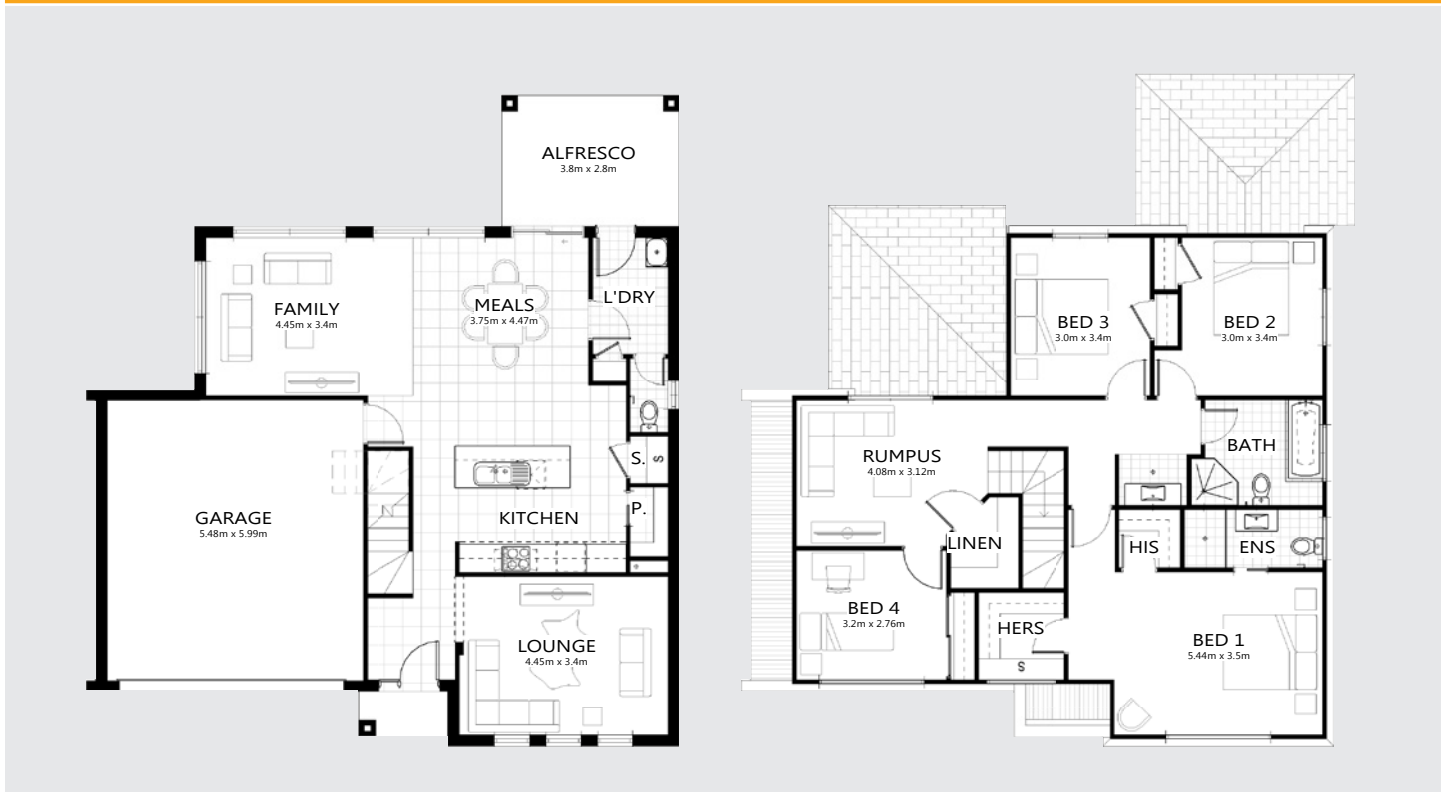




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**ASCOT 263**      4 2 2      **\$899,950**



**Lot 5399, Elara  
Marsden Park, NSW 2765**

**Total under-roof area<sup>†</sup> 263.42m<sup>2</sup>  
Block size 420m<sup>2</sup>**

**Bellriver packages all feature:**

- Glazed external entry door
- Reverse cycle air-conditioning
- Satin chrome lever door handles
- Carpet & tiles throughout
- Basswood timber blinds
- Stone kitchen benchtops
- S.S. dishwasher & microwave
- 900mm S.S. canopy rangehood
- Hettich soft close mechanisms
- Wall-hung bathroom vanities
- Keyed alike window locks
- Timber architrave & skirting
- Fitted fly screens
- Border tiles to bathroom & ensuite showers

**Also includes:**

- All site costs & connections
- Concrete driveway
- BRH standard ceramic tiling to Alfresco and Porch
- Kikuyu Turf
- 1800mm high Colorbond Fencing
- Brick mailbox (from BRH face brick to match home)
- Landscaping - 12m of bricked edging to create garden bed (maximum 5m<sup>2</sup>) including 20 x native shrubs/plants, 2 x native trees. Includes landscape plan
- Clothesline and concrete path (up to 10m<sup>2</sup> for path)

<sup>†</sup>Includes garage, alfresco, porch & eaves. \*Images are for illustrative purposes only and may include options not included in price. Please talk to a Bellriver consultant for a full list of inclusions. Package price is based on June 2017 pricelist. Bellriver Homes reserves the right to change specifications & prices without notice. INK 2683-14.