

HOUSE & LAND PACKAGES

\$1000 DEPOSIT
Secure your package today



PINEDALE 12

3 2 1

\$569,960

THE URBAN PROJECT
AFFORDABLE HOMES

**Lot 9, 85 Seventh Ave
Station View Estate
Austral NSW 2179**

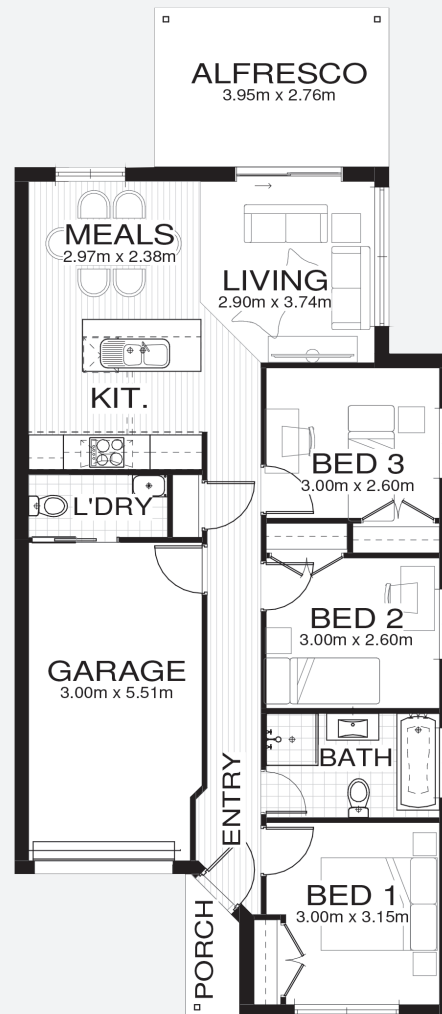
**Total area[†] 112.4m²
Block size 300.0m²**

Package features:

- Urban Series specifications & inclusions
- Basix report inclusive of rainwater tank
- Quality laminate flooring throughout
- Quality carpet to bedrooms
- Stainless steel appliances
- Stainless steel 900mm rangehood
- Triple coated paint system
- 90mm wall frames

This package also includes

- Messina façade
- Site costs



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*Includes garage, alfresco & porch. *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 November 2018 pricelist. Price is subject to soil test and contour survey. Bellriver Homes reserves the right to change specifications & prices without notice.

PROPOSED SITING OF YOUR NEW BELLRIVER HOME

Customer: Home and Land
Site Address: Lot 9, # 85 Seventh Avenue (Station View)
Locality: AUSTRAL (2179), NSW
Home Design: Pinedale 12 Traditional

Date: 11/3/2019
Estate: Station View
Planning: CDC - NSW GREENFIELDS HOUSING CODE
DP Number:

Site Area:	300.11 m ²	
F	<input type="text" value="4.5"/>	
S	Single:	<input type="text" value="0.9"/>
	Double:	<input type="text" value="1.2"/>
R	Single:	<input type="text" value="3"/>
	Double:	<input type="text" value="6"/>
CNR	<input type="text" value="2"/>	
	Actual	
FSR	<input type="text" value="235 sqm"/>	<input type="text" value="37.5%"/>
Site	<input type="text" value="16 sqm"/>	<input type="text" value="24m<sup>2</sup>"/>
POS	<input type="text" value="15%"/>	
Landscaping		

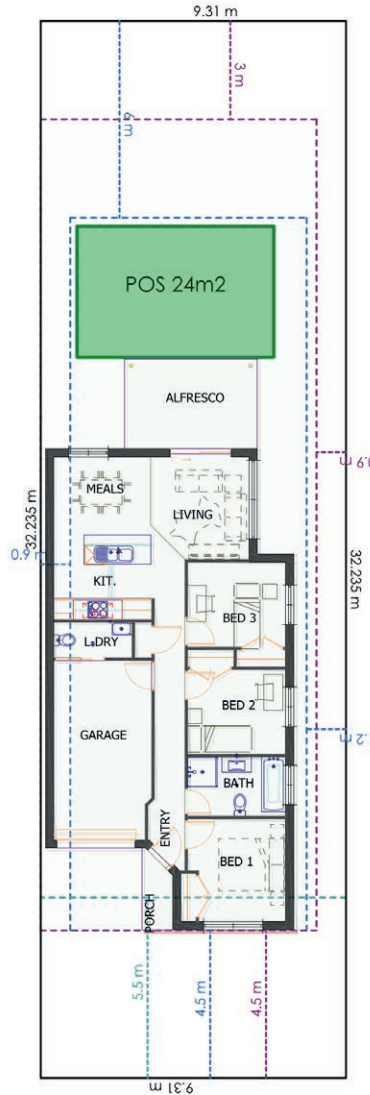


Bushfire

BAL-LOW	<input type="checkbox"/>
BAL-12.5	<input type="checkbox"/>
BAL-19	<input type="checkbox"/>
BAL-29	<input type="checkbox"/>
BAL-40	<input type="checkbox"/>
Flame Zone	<input type="checkbox"/>

Max Cut & Fill

Cut:	<input type="text"/>
Fill:	<input type="text"/>



Note: This is a preliminary siting and is subject to a clear copy of title and approval of the builder.
 This siting is subject to developer approval, state building regulations and council requirements (where applicable).

Land siting acceptance:

Sign 1:

Sign 2:

Date:

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