

# HOUSE & LAND PACKAGES

**\$1000 DEPOSIT**  
Secure your package today



## BAYSWATER 18

3 2 2

# \$544,000

**THE URBAN PROJECT**  
AFFORDABLE HOMES

**Lot 3672**  
**Calderwood Valley**  
**Calderwood, NSW 2527**

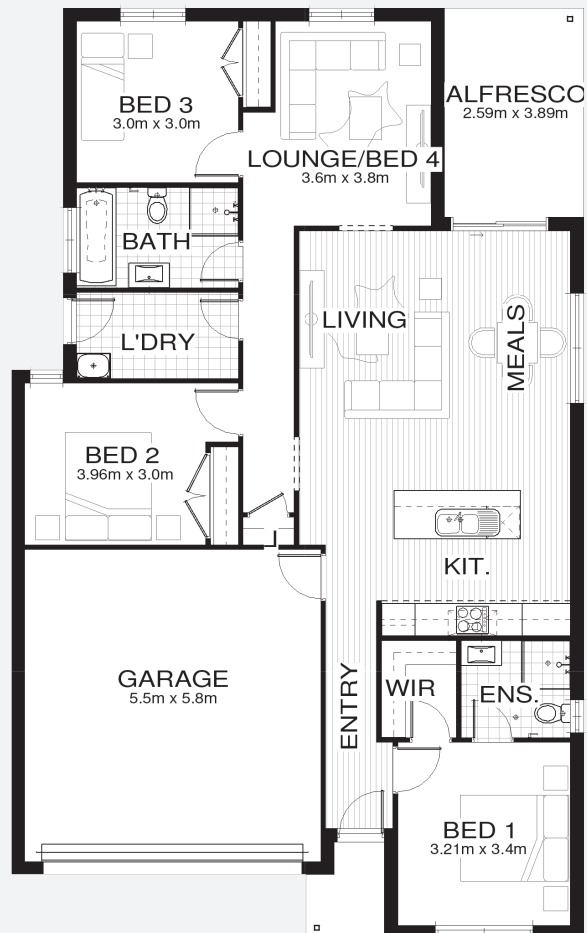
**Total area\*** 171.0m<sup>2</sup>  
**Block size** 312.5m<sup>2</sup>

### Bellriver Urban packages feature:

- Urban Series specifications & inclusions
- Basix report inclusive of rainwater tank
- Site costs & service connections
- Quality laminate flooring throughout
- Quality carpet to bedrooms
- Westinghouse S/S appliances
- Westinghouse S/S 900mm rangehood
- Triple coated paint system
- 90mm wall frames

### This package also includes:

- Contemporary façade
- Coloured concrete driveway & path
- Brick mailbox (from BRH face brick to match home)
- Ducted A/C



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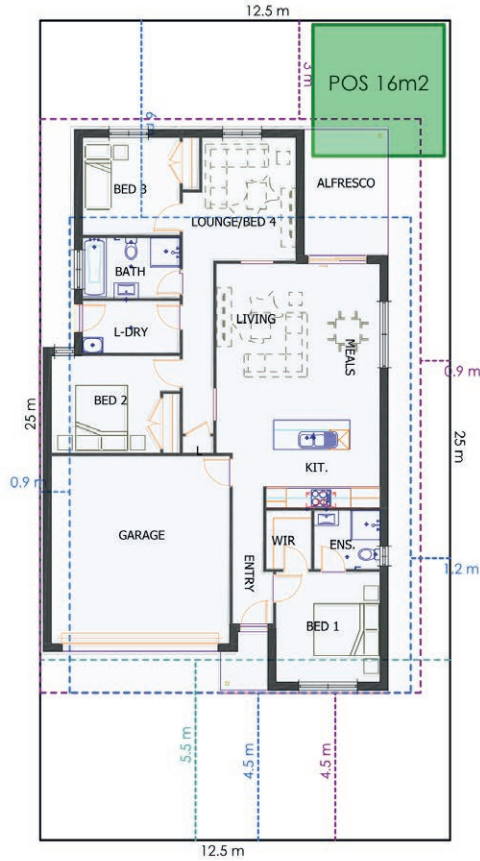
\*Includes garage, alfresco & porch. \*Images are for illustrative purposes only and may include options not included in price. Please talk to a Bellriver consultant for a full list of inclusions. Package price is based on November 2018 pricelist. Price is subject to soil test and contour survey. Bellriver Homes reserves the right to change specifications & prices without notice.

# PROPOSED SITING OF YOUR NEW BELLRIVER HOME

**Customer:** Home and Land  
**Site Address:** Lot 3672 (Calderwood Valley)  
**Locality:** CALDERWOOD (2527), NSW  
**Home Design:** Bayswater 18 Traditional

**Date:** 28/2/2019  
**Estate:** Calderwood Valley  
**Planning:** CDC - NSW GREENFIELDS HOUSING CODE  
**DP Number:**

Site Area:	312.5 m <sup>2</sup>
F	4.5
Single:	0.9
Double:	1.2
Single:	3
Double:	6
CNR	2
	Actual
FSR	235 sqm
Site	54.7%
POS	24 sqm
Landscaping	15%



**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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