

# HOUSE & LAND PACKAGES

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



## AVALON 24

4 2.5 2

**\$699,900\***

**THE URBAN PROJECT**  
AFFORDABLE HOMES

**Lot 4330**  
**Sweetman Circuit**  
**Willowdale Estate**  
**Denham Court NSW 2565**

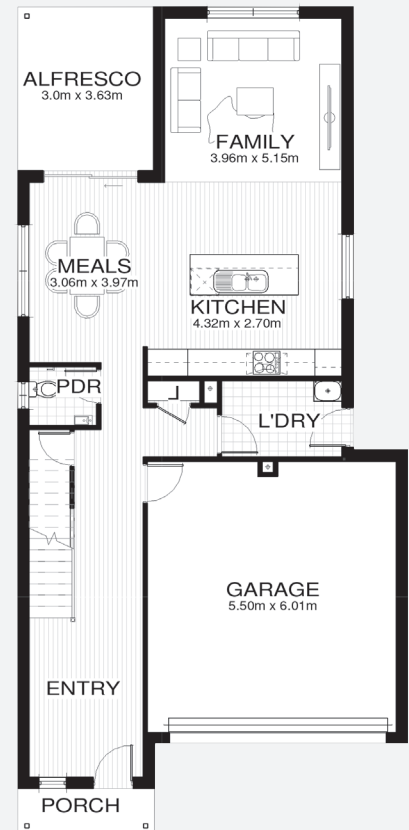
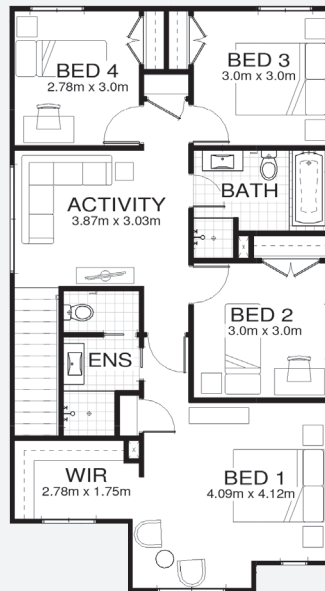
**Total area<sup>†</sup> 222.5m<sup>2</sup>**  
**Block size 250.0m<sup>2</sup>**

### Bellriver Urban packages feature:

- 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:

- Avalon Classic façade
- Site costs
- Driveway
- \$20K rebate by developer on settlement of land



[bellriverhomes.com.au](http://bellriverhomes.com.au)



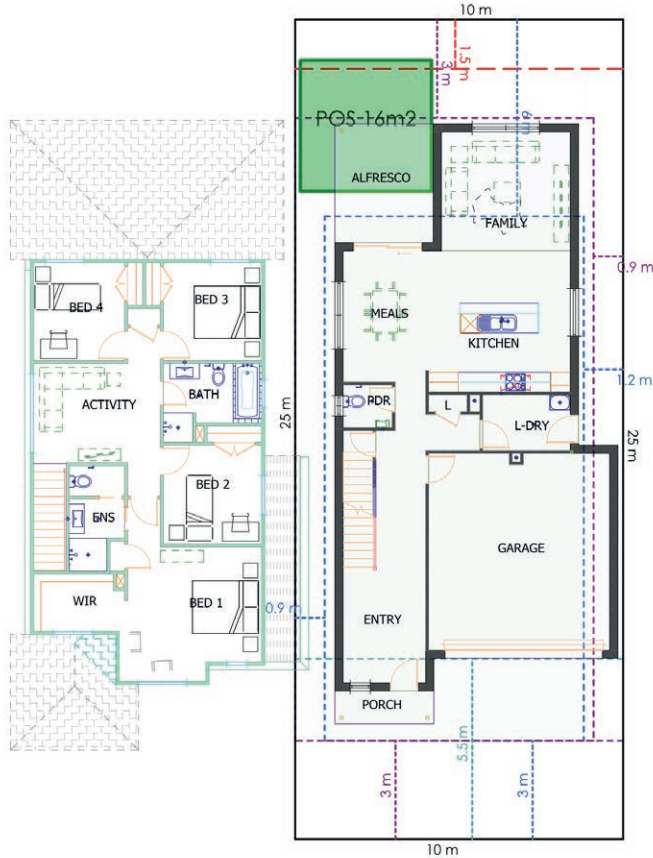
\*Includes garage, alfresco & porch. \*Images are for illustrative purposes only and may include options not included in price. Please talk to a Bellriver consultant for a full list of inclusions. Package price is based on November 2018 pricelist. Price is subject to soil test and contour survey. Bellriver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

# PROPOSED SITING OF YOUR NEW BELLRIVER HOME

**Customer:** Home and Land  
**Site Address:** Lot 4330 Sweetman Circuit  
**Locality:** DENHAM COURT (2565), NSW  
**Home Design:** Avalon 24 Traditional

**Date:** 1/4/2019  
**Estate:**  
**Planning:** CDC - NSW GREENFIELDS HOUSING CODE  
**DP Number:**

Site Area:	250 m <sup>2</sup>	
F	3	
S	Single:	0.9
	Double:	1.2
R	Single:	3
	Double:	6
CNR	2	
	Actual	
FSR	195	
Site		54%
POS	16 sqm	16m <sup>2</sup>
Landscaping	10%	



- Bushfire**
- BAL-LOW
  - BAL-12.5
  - BAL-19
  - BAL-29
  - BAL-40
- Flame Zone

**Max Cut & Fill**

Cut:

Fill:

**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: