

**HOUSE
& LAND
PACKAGES**

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



AVALON 24

4 2.5 2

\$710,790*

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

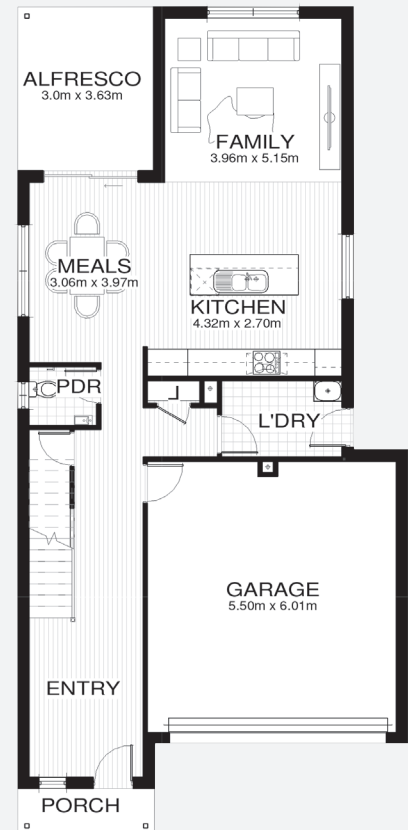
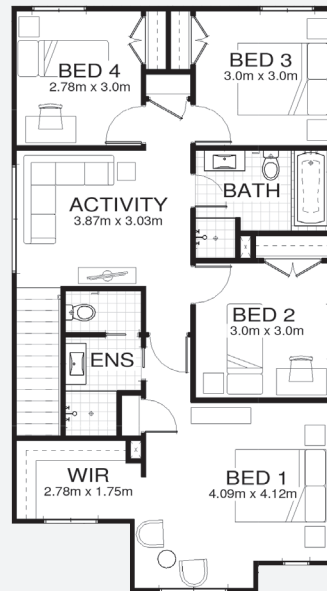
**Total area[†] 222.5m²
Block size 250.0m²**

Bellriver Benchmark packages feature:

- Benchmark specifications & inclusions
- Site costs & service connections
- Reverse cycle air-conditioning
- 20mm stone kitchen benchtops
- Quality carpet and tiles throughout
- Westinghouse S/S appliances (incl. dishwasher & microwave)
- Westinghouse S/S 900mm rangehood
- Hettich soft close doors & drawers
- 90mm wall frames
- Timber venetian blinds
- Glazed external entry door
- Wall-hung bathroom vanities
- Key locked windows
- Fitted fly screens

This package also includes:

- Avalon Classic façade
- Site costs
- Driveway



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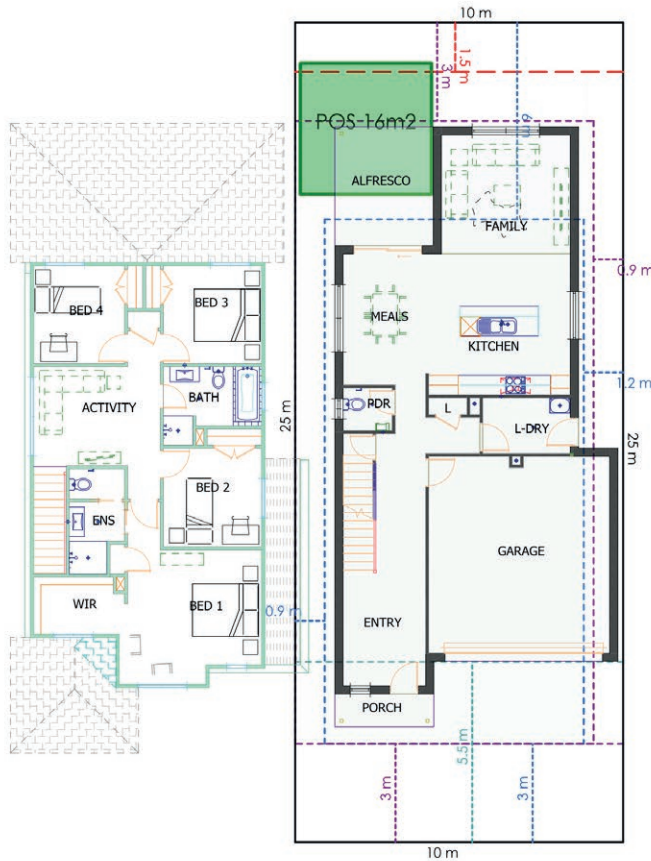
*Includes garage, alfresco & porch. *Images are for illustrative purposes only and may include options not included in price. Please talk to a Bellriver consultant for a full list of inclusions. Package price is based on November 2018 pricelist. Price is subject to soil test and contour survey. Bellriver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

PROPOSED SITING OF YOUR NEW BELLRIVER HOME

Customer: Home and Land
Site Address: Lot 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 ²
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 ²
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: