



## SURREY 21

4 2 2

# \$589,500

**Lot 153**  
**Magnolia Estate**  
**Hamlyn Terrace, NSW 2259**

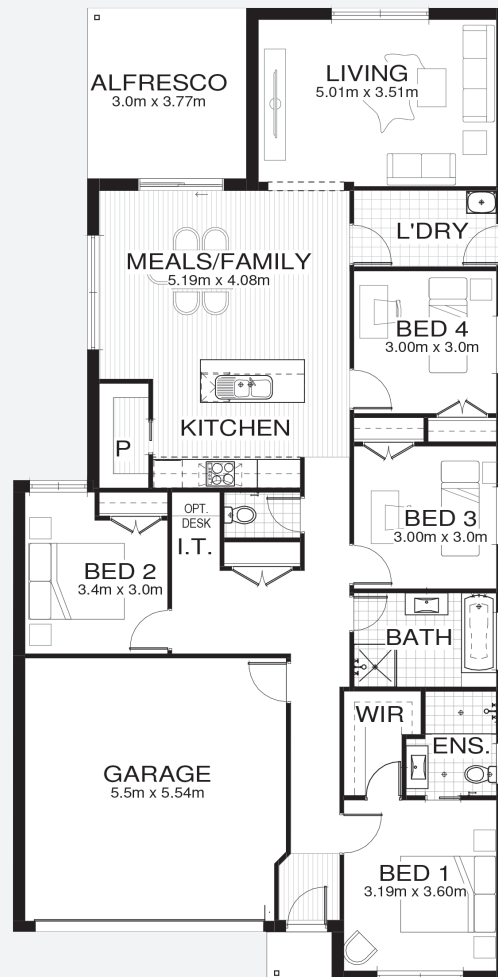
**Total under-roof area\*** 192.69m<sup>2</sup>  
**Block size** 419.9m<sup>2</sup>

**Bellriver Homes Urban packages**  
**all feature:**

- Urban Series specifications & inclusions
- Fixed price site costs & service connections
- Basix report inclusive of rainwater tank
- Quality laminate flooring throughout
- Quality carpet to bedrooms
- Stainless steel appliances
- Stainless steel 900mm rangehood
- Stainless steel laundry tub with white steel cabinet
- Keyed alike security window and door locks
- Triple coated paint system
- 90mm wall frames
- Melamine shelving to robes and cupboards

**This package also includes:**

- Coloured concrete driveway & path
- BRH standard ceramic tiling to alfresco and porch
- Brick mailbox (from BRH face brick to match home)
- Clothesline and concrete path (up to 10m<sup>2</sup> for path)

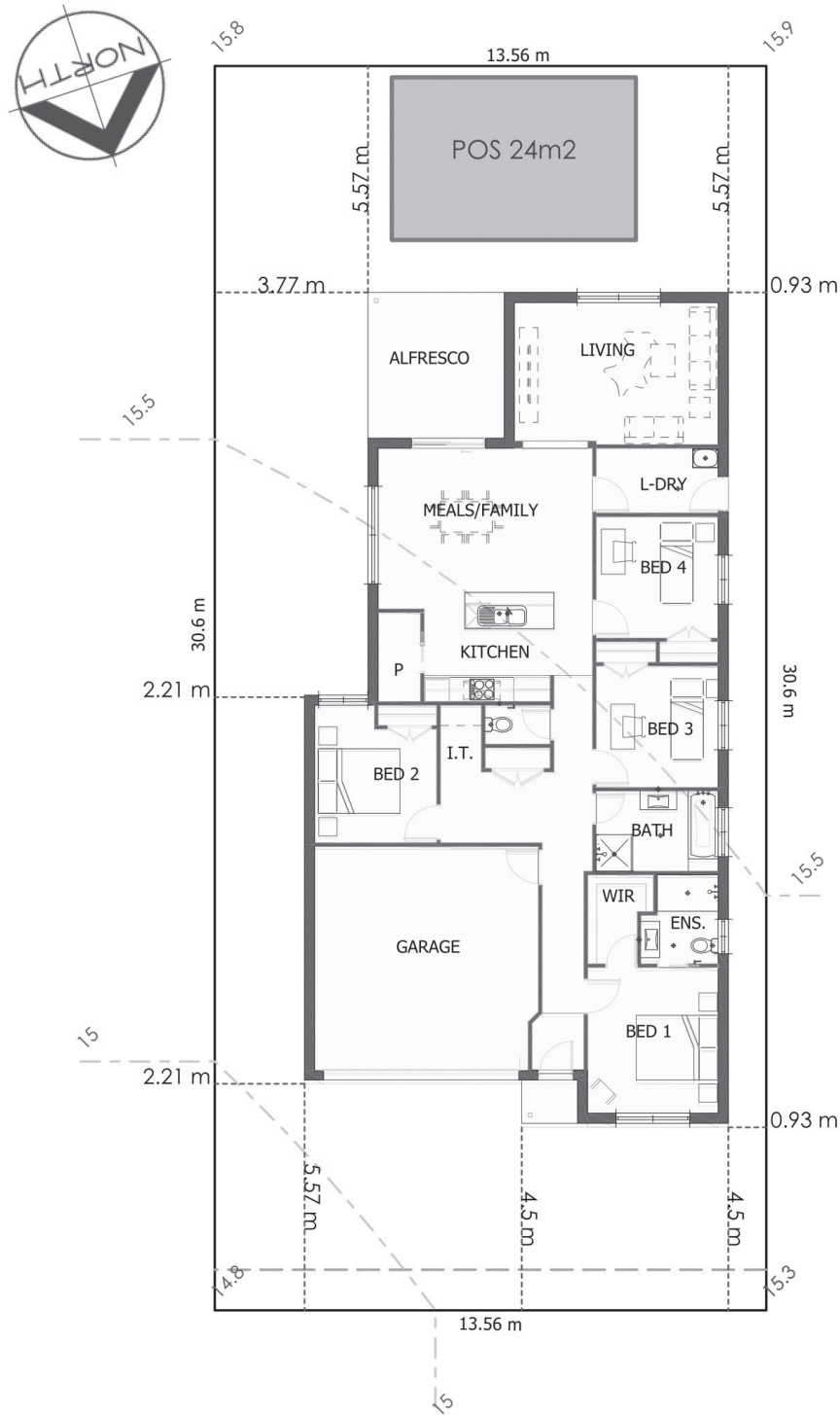


[bellriverhomes.com.au](http://bellriverhomes.com.au)



\*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 February 2018 pricelist. Bellriver Homes reserves the right to change specifications & prices without notice. INK 2736-03.

# PROPOSED SITING OF YOUR NEW BELLRIVER HOME



**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, rescod (state building regulations) and council requirements (if required).

**Land siting acceptance:**

Sign 1:	Sign 2:	Date:
---------	---------	-------