

# HOUSE & LAND PACKAGES

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



## TOORAK 22 Mk1 with Contemporary façade

**\$744,900**

4 2 2

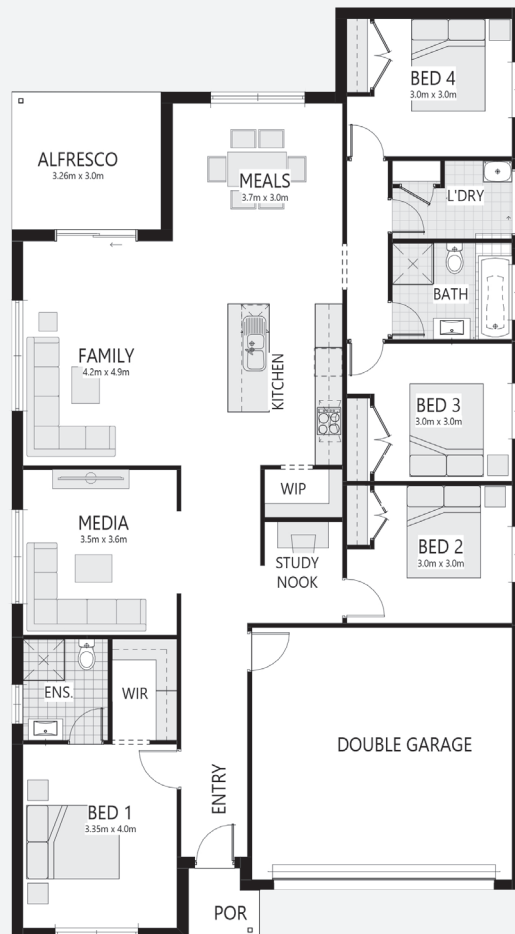
**Lot 222, Joseph Drive  
Shiralee Estate  
Orange, NSW 2800**

**House size<sup>†</sup> 207.2m<sup>2</sup>  
House price \$404,900**

**Land size 462.0m<sup>2</sup>  
Land price \$340,000**

### Packages features:

- Coloured concrete driveway & path
- Ducted air-conditioning
- 20mm stone benchtops to kitchen
- Automatic garage door
- Laminate flooring to kitchen/living
- Quality carpet to balance
- Taubmans 3-coat paint system
- Westinghouse S/S appliances
- Westinghouse S/S 900mm rangehood
- R3.5 ceiling & R2.0 wall insulation
- Two sensor alarm system
- Free-standing bath
- Oyster lights throughout
- Tiled roof with sarking
- NBN fibre-optic cable to garage hub
- Site costs & service connections
- Plain concrete to porch & alfresco
- Package price protection until forecast land registration date



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\*Includes garage, alfresco & porch where included. \*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 December 2021 pricelist. Bellriver Homes reserves the right to change specifications & prices without notice.

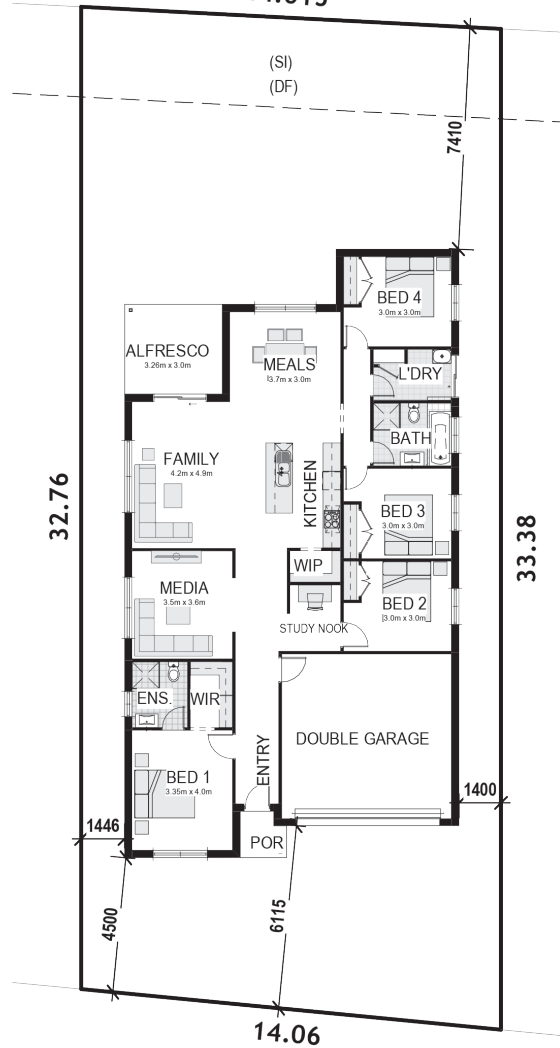
# PROPOSED SITING OF YOUR NEW BELLRIVER HOME

## LOT 222

462m<sup>2</sup>



14.015



## JOSEPH PLACE

### SIMPLIFIED CDC

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

### Land siting acceptance:

Sign 1:

Sign 2:

Date:

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