

# HOUSE & LAND PACKAGES

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



## AVALON 20 with Lindfield façade

4 2.5 2

**\$1,149,700**

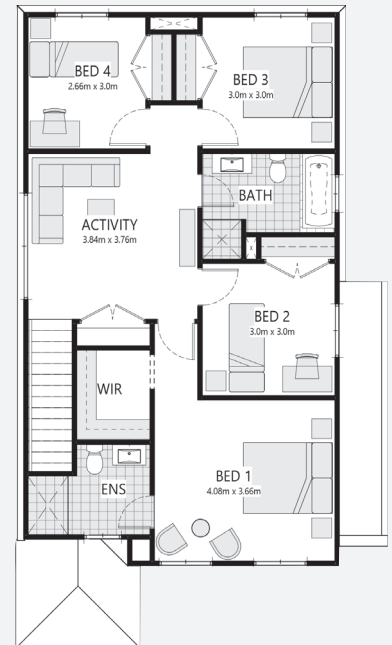
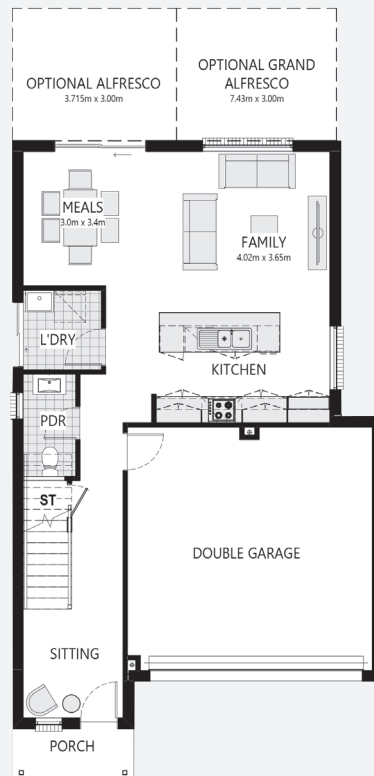
**Lot 7407, Flametree Drive  
Newpark Estate  
Marsden Park, NSW 2765**

**House size<sup>†</sup> 190.4m<sup>2</sup>  
House price \$469,700**

**Land size 275.6m<sup>2</sup>  
Land price \$680,000**

### 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
- Floor-to-ceiling wall tiles to bathroom & ensuite
- 2.75m ceiling height to ground floor
- Oyster lights plus 16 downlights
- NBN fibre-optic cable to garage hub
- Site costs & service connections
- Tiled roof with sarking
- Plain concrete to porch
- Package price protection until forecast land registration date
- Masonary letterbox
- Landscaping & turf to front & rear



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<sup>†</sup>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.

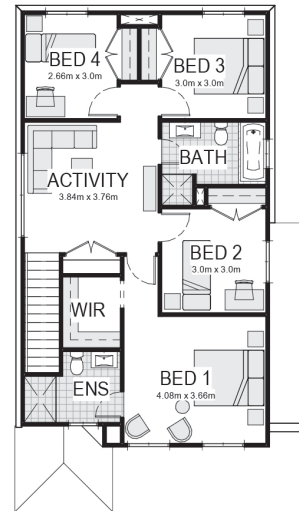
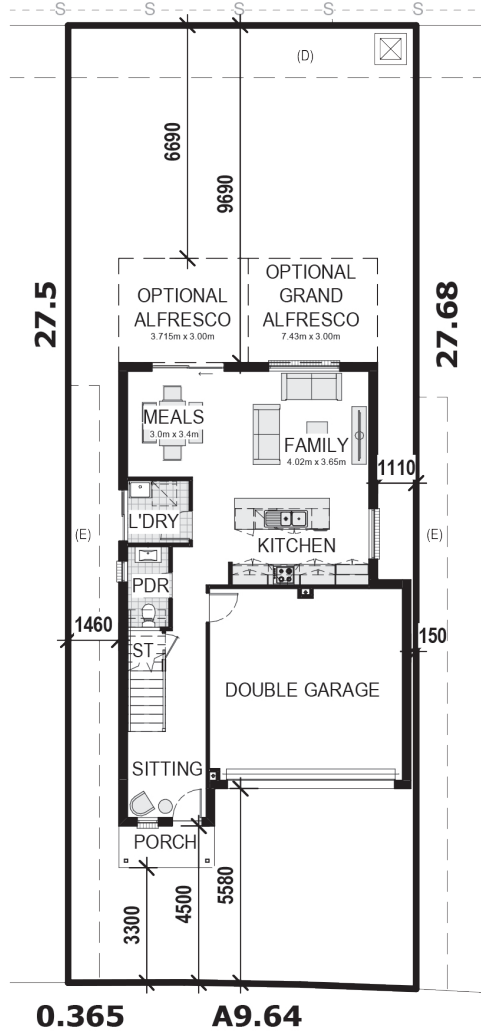
# PROPOSED SITING OF YOUR NEW BELLRIVER HOME

## LOT 7407

275.6m<sup>2</sup>



10.0



## FLAMETREE DRIVE

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

### Land siting acceptance:

Sign 1:

Sign 2:

Date:

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