

# HOUSE & LAND PACKAGES

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



## BAYSWATER 24 with Piermont façade

**\$1,057,900**

4 2 2

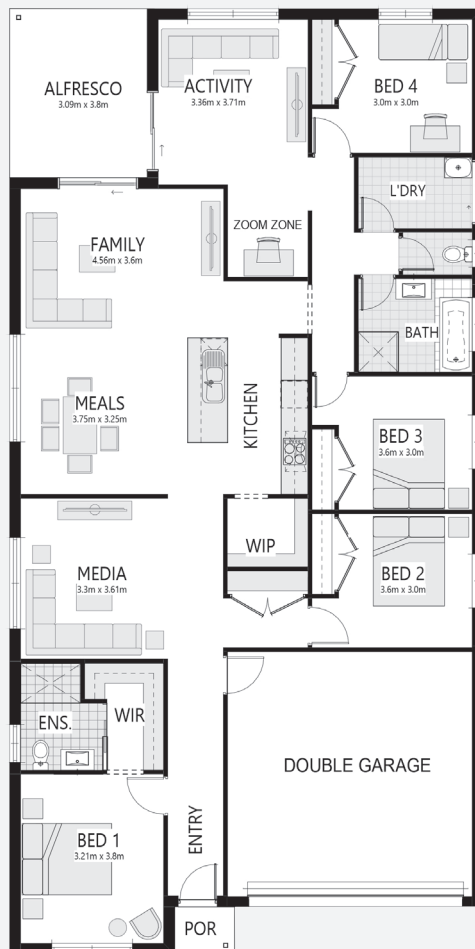
**Lot 242, Road R008  
Appin Grove Estate  
Appin, NSW 2560**

**House size<sup>†</sup> 220.6m<sup>2</sup>  
House price \$511,900**

**Land size 451.5m<sup>2</sup>  
Land price \$546,000**

### Packages features:

- Coloured concrete driveway & path
- Ducted air-conditioning
- 20mm stone benchtops to kitchen
- Automatic sectional 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
- 16 downlights & 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 Sept'23
- Bushfire report & requirements



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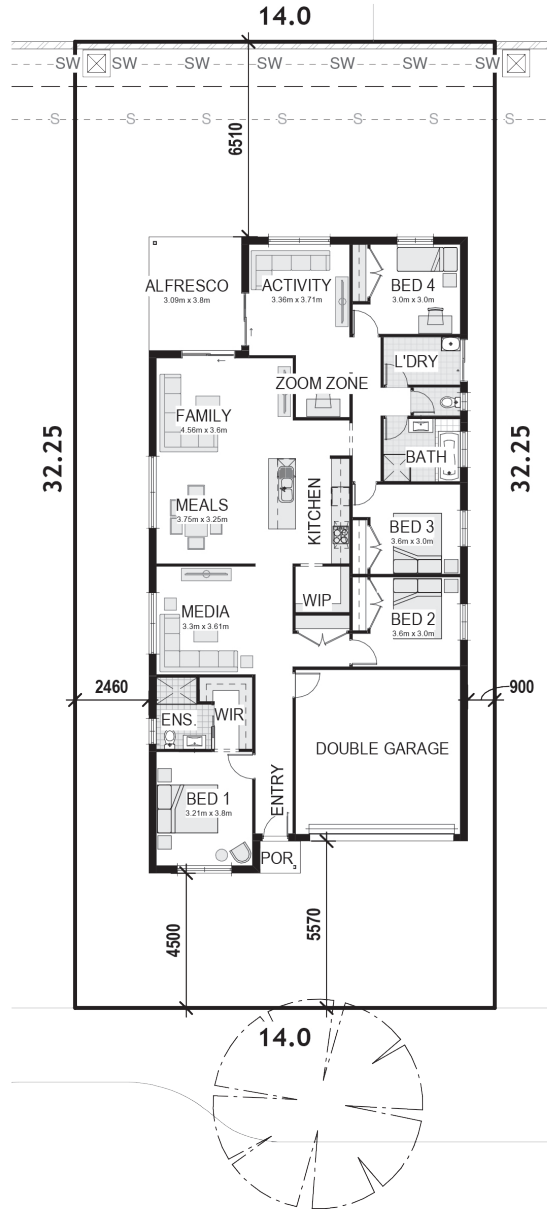


\*Includes garage, alfresco & porch where included. \*Images are for illustrative purposes only and may include options not included in price. Please talk to a Bellriver consultant for a full list of inclusions. Package price is based on June 2022 pricelist. Bellriver Homes reserves the right to change specifications & prices without notice.

# PROPOSED SITING OF YOUR NEW BELLRIVER HOME

## LOT 242

451m<sup>2</sup>



## ROAD R008

### DEVELOPMENT APPLICATION 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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