



emerge
COLLECTION



LOT 120
TERRIERE DRIVE
KALUDAH LOCHINVAR

AVOCA 173 | COSMO

3-4 Beds
 2 Baths
 2 Parks
 18.5 Squares
 10.7m Wide

Land Size: 456m²

\$739,000
Including Land



*Achievable
price without
sacrificing
quality*

HOUSE AND LAND PACKAGE INCLUDES:

- ✓ Designer Kitchen
- ✓ Quality appliance package
- ✓ Split-system air-conditioning
- ✓ Premium anti-mould and bacteria resistant internal wall paint
- ✓ Complimentary electrical planning
- ✓ PGH/Austral bricks and concrete roof tiles
- ✓ Hume front entry door
- ✓ Internal floor coverings
- ✓ Insulation

Sales Executive
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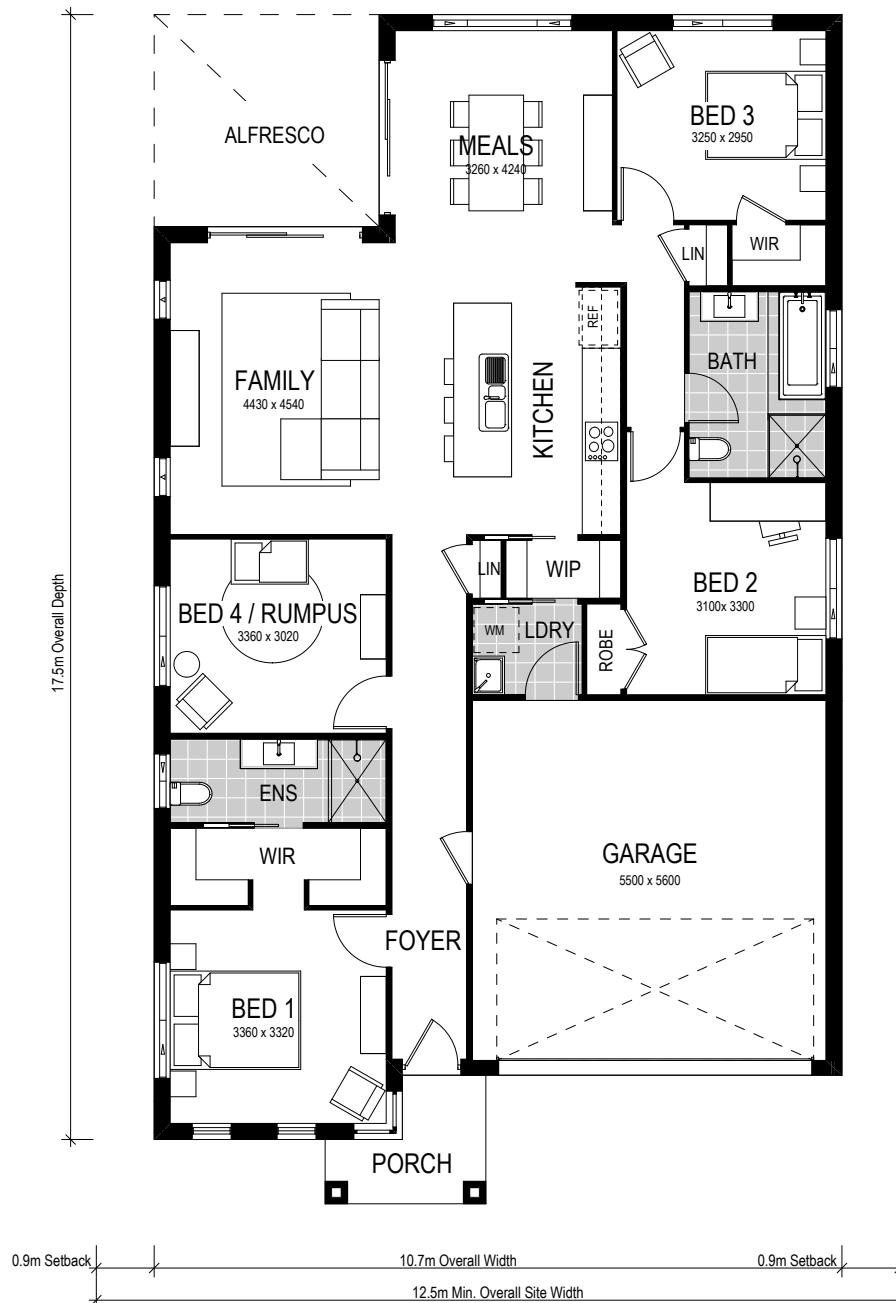
26
WEEK

CONTRACT
BUILD TIME

This home design features four bedrooms, or three bedrooms and a separate rumpus room. With a secluded master bedroom with generously sized dual walk-in robes and ensuite, open plan kitchen – featuring a walk-in-pantry, and the secondary bedrooms separate to the main living area, this home is perfect for modern family living. This is a highly considered floorplan, which is designed to enhance your lifestyle and make the best use of your space.



- ✓ Move in sooner
- ✓ Simplified selections
- ✓ Fixed site costs
- ✓ Interior and exterior inclusions
- ✓ First home buyer appeal



***CONDITIONS APPLY** This is not a final tender. Montgomery Homes reserves the right to revise plans, pricing and specifications without obligation or notice. Pricing is subject to Council and statutory or regulatory authority requirements (Eg. BASIX, Mines, Bushfire etc). Designs and plans are copyright protected and remain the property of Montgomery Homes Pty Ltd at all times. Images are for illustrative purposes only. Refer to Tender for pricing or inclusions/exclusions regarding external works i.e. turf, landscaping, driveway, retaining walls, and floor coverings, window furnishings and light fittings.