



 **LOT 3062**  
MORTLOCK ROAD  
CAMERON GROVE, CAMERON PARK

Avalon 242 | Metro

 4 beds    2 baths    2 parks    25.6 squares    13m wide

LAND SIZE: 511.5m<sup>2</sup>

**\$674,700**  
including land \$340,000



ESSENTIALS

*QUALITY HOME WITH EXCEPTIONAL VALUE!*

### House and land package includes:

- ✓ Essentials inclusions
- ✓ BASIX and water tank
- ✓ Standard site costs
- ✓ Termite resistant frames and trusses
- ✓ Sarking under roof tiles
- ✓ Large double garage with remote door
- ✓ Flyscreens to all windows and sliding doors
- ✓ ILVE stove, oven, and dishwasher
- ✓ Quality Assurance Inspections
- ✓ Stone kitchen benchtops
- ✓ Ceramic tiling to living areas
- ✓ Alfresco entertainment area
- ✓ Daikin ducted air conditioning
- ✓ Clipsal Iconic Power Points and Switches
- ✓ Alarm and security system
- ✓ Hoover Washing Machine ... and more!

### Sales Executive

**Darren Haiser | 0423 494 384**

darren.haiser@montgomeryhomes.com.au

  
**CAMERON GROVE**  
ESTATE

# Avalon 242 | Metro

4 Beds

2 Baths

2 Parks

The Avalon 242 is one of our newest home designs, the Avalon 242 features four bedrooms, three living areas, including a separate home theatre and an activity room. A highlight of this home is the contemporary butler's pantry and laundry that provides ingress from the garage to the kitchen - a convenient access point for arriving home with groceries, school bags, and shoes. With the four bedrooms separated from the main living area and a dedicated activity room for the kids, this home is perfect for families and people who love to entertain.

- ✓ Essentials inclusions
- ✓ Site costs and BASIX
- ✓ Quality appliances
- ✓ Ducted air conditioning
- ✓ Tiling and carpet



**\$30k** for **\$3k**  
of upgrades



**\*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.