 **LOT 3024**
ESTELVILLE CIRCUIT
CAMERON GROVE, CAMERON PARK

Carolina 1 251 | Metro

 4 beds  2 baths  2 parks  24.9 squares  12.05m wide

LAND SIZE: 517m²

\$712,300
including land \$295,000



ESSENTIALS

QUALITY INCLUSIONS AND 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
- ✓ ILVE stainless steel microwave with trim kit
- ✓ Luxurious 20mm stone kitchen benchtops
- ✓ Square set ceilings to living area
- ✓ Three coat Premium Taubmans Paint to internal walls
- ✓ Clipsal Iconic Power Points and Switches
- ✓ Alarm and security system
- ✓ Laundry fitout with Polytec cabinetry
- ✓ Hoover washing machine ... and more!

Sales Executive

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Carolina 1 251 | Metro


 4 Beds

 2 Baths

 2 Parks

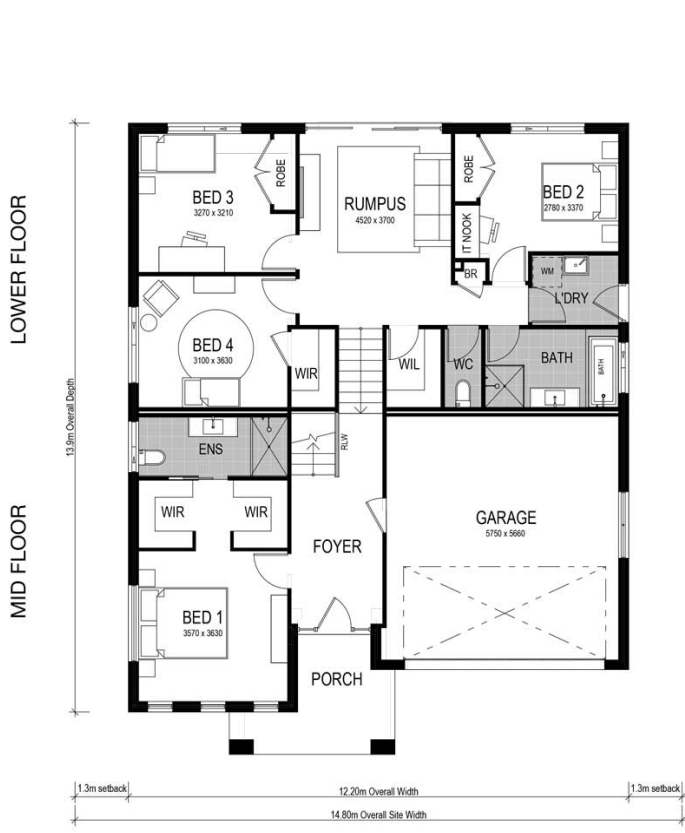
Offering wonderful versatility, The **Carolina 1 251** is a split level slab design with luxury infused across all three floors. With the front door on the mid floor, the entrance expands to a secluded home theatre room, Providing both privacy and convenience, your master bedroom is tucked away on the upper floor and is every woman's dream with the extra- large walk-in robes, which can easily host a large volume of clothes and shoes. The large kitchen - with butlers pantry, meals and main living areas are also featured on the upper floor. The remaining three bedrooms are located on the lower floor and open straight into the rumpus room, offering a private retreat for independent teenagers or regular guests.

- ✓ Essentials inclusions
- ✓ Site costs and BASIX
- ✓ Quality appliances
- ✓ Split level home
- ✓ Quality flooring throughout



ESSENTIALS

\$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.