

**ESSENTIALS****LOT 3061****MORTLOCK ROAD
CAMERON GROVE, CAMERON PARK****Southport 217 | Retro**

4 beds



2 baths



2 parks



23.3 squares



10.7 wide

LAND SIZE: 511.5m²**\$672,900**

including land \$340,000

**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 cook-top & under-bench oven
- ✓ ILVE stainless steel dishwasher & microwave
- ✓ Luxurious 20mm stone kitchen benchtops
- ✓ Square set ceilings to living area
- ✓ Three coat Premium Taubmans paint ^{*}(internal walls)
- ✓ Clipsal Iconic Power Points and Switches
- ✓ Alarm and security system
- ✓ Laundry fitout with Polytec cabinetry
- ✓ Hoover washing machine ... and more!

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Southport 217 | Retro



4 Beds



2 Baths



2 Parks

The **Southport 217** is a great home for families that need space and all the mod-cons on a single level.

Two of the four bedrooms in this home adjoin the activity room creating a space separate to the main living area for your family to spend time.

The master bedroom is removed from the busiest part of the home with a set-back entrance for maximum privacy.

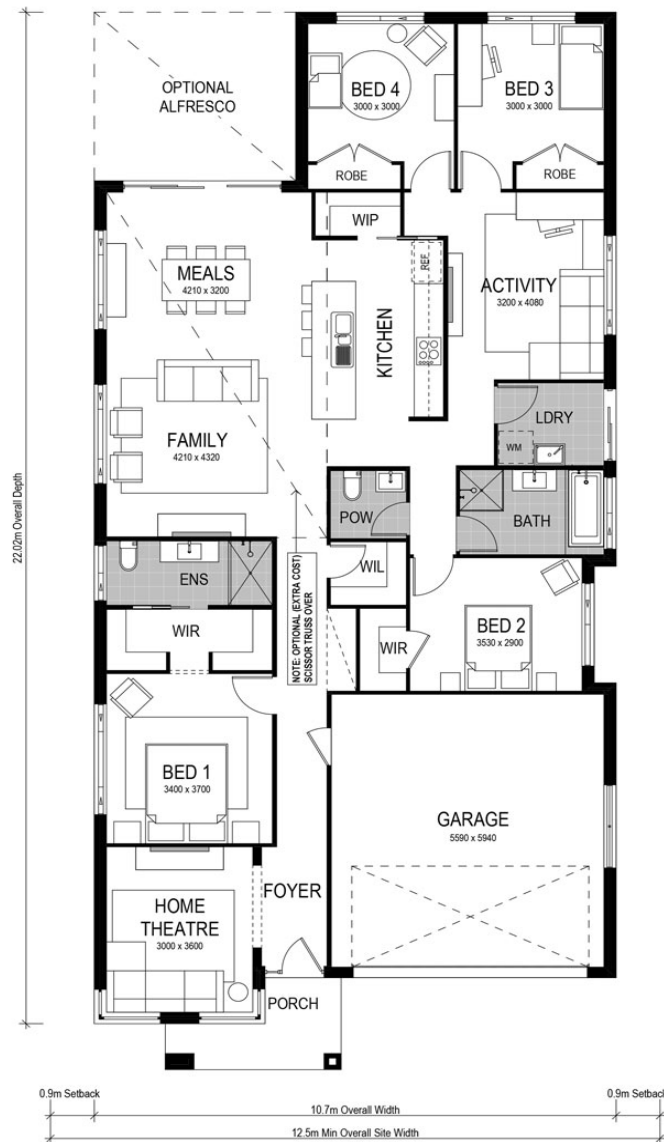
The main living area is a beautiful open plan space that connects the alfresco to the modern kitchen. The kitchen features a stylish island bench and walk in pantry.

- ✓ Essentials inclusions
- ✓ Site costs and BASIX
- ✓ Quality appliances
- ✓ Ducted air conditioning
- ✓ Alarm and security system



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.