

**LOT 413, NO.34**  
TILLAGE DRIVE  
HEREFORD HILL, LOCHINVAR

**AVOCA 173 | METRO**

4 Beds   2 Baths   2 Parks   18.4 Squares   10.7m Wide

**\$723,888**

Including Land: \$354,000

Land Size: 480m<sup>2</sup>

  
*Achievable  
price without  
sacrificing  
quality*

### HOUSE AND LAND PACKAGE INCLUDES:



- ✓ Designer kitchen
- ✓ Italian made appliance package
- ✓ Taubmans premium paint system
- ✓ Complimentary electrical planning
- ✓ PGH bricks and concrete roof tiles
- ✓ Insulation
- ✓ Corinthian front entry door Alfresco
- ✓ roof and concrete slab
- ✓ Daikin ducted air conditioning system
- ✓ Turf to front yard and council crossing
- ✓ Letterbox
- ✓ Clothesline
- ✓ TV antenna
- ✓ Light fittings
- ✓ Internal floor covering

Sales Executive  
**Steve Slisar | 0492 993 123**  
steve.slisar@montgomeryhomes.com.au



**HEREFORD HILL**  
• LOCHINVAR •


# AVOCA 173 | METRO

 4 Beds
  2 Baths
  2 Parks

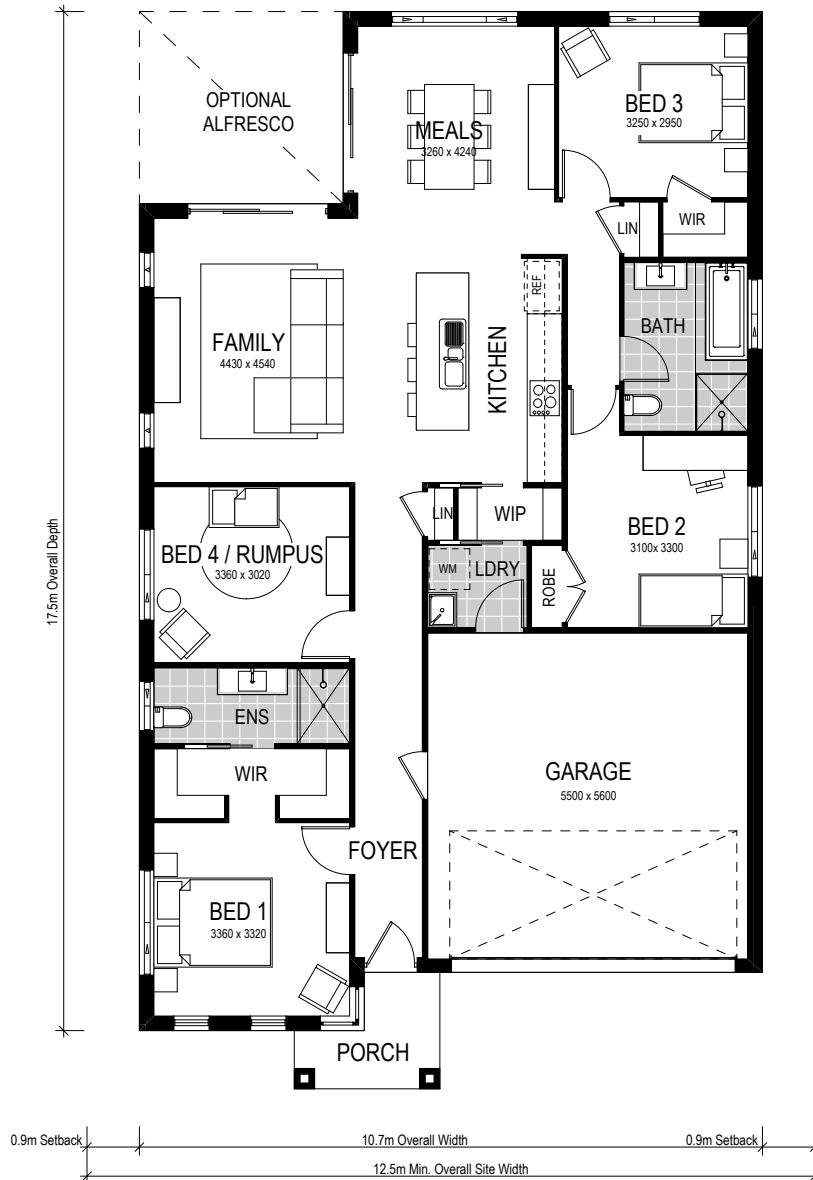
The Avoca 173 is a single storey design from our level and narrow sites range.

This stylish home features an open plan kitchen and living area, plus four bedrooms. With a secluded master bedroom and ensuite, open plan living, 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 floor plan which is designed to enhance your lifestyle and make best use of your space.



- ✓ Complete turnkey items
- ✓ Advantage inclusions
- ✓ Site costs and BASIX
- ✓ Great investment potential
- ✓ 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.