

**CHOOSE YOUR  
DESIGN & FAÇADE**  
(subject to lot design)

FIXED PACKAGE PRICE  
**\$778,000**



Lot 512 Proposed road, Lochinvar

**MONTECITO 18**  
PRIME FACADE

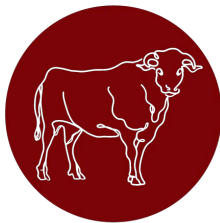
 4  2  2  10.39m  **LOT SIZE** 586m<sup>2</sup>

## LIVING IN LOCHINVAR

Located in the heart of the Hunter at Lochinvar, Hereford Hill is a prime lifestyle offering for first home buyers, upsizing families and those looking for a nice place to downsize. The Hunter Region is renowned for its quality and natural product production, thriving markets, fine wines and locally produced cheese, chocolate and award winning events! Create your dream home in a place that offers it all...location, lifestyle and living!

## ALL ABOUT THE MONTECITO 18

- Open-plan Family, Dining and Kitchen area
- Large walk-in Pantry
- Master suite with walk-in robe and ensuite
- Spacious bedrooms with built-in-robos



**HEREFORD HILL**  
• LOCHINVAR •

For more information  
Home & Land Department  
1300 446 637  
homeandland@masterton.com.au

## FIXED PRICE PACKAGE INCLUSIONS\*

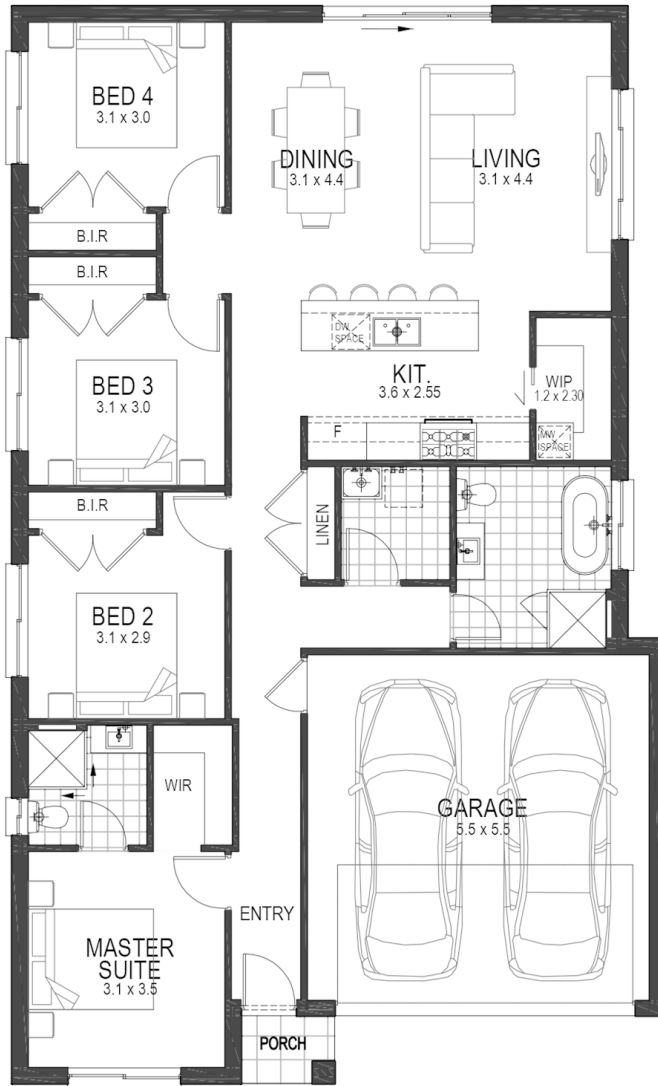
- ✓ HOME & LAND PACKAGE INCLUSIONS:
- ✓ Fixed price site costs
- ✓ Fixed base price till anticipated August 2024 registration
- ✓ Choose your design and facade (subject to lot design)
- ✓ BASIX Package
- ✓ Concrete driveway
- ✓ Flyscreens to windows
- ✓ Fujitsu ducted airconditioning
- ✓ 2.6m ceiling height to ground floor
- ✓ 20mm stone kitchen bench tops
- ✓ Quality Omega Appliances
- ✓ Walk in pantry
- ✓ Free standing bath
- ✓ Semi-frameless shower screens
- ✓ Choice of 500mm x 500mm tiles or laminate to living, dining, kitchen & entry hallway, carpets to remainder
- ✓ Tiled porch area
- ✓ Colorbond or Monier roof tiles
- ✓ And much more from our Evolve Luxury Upgrade Package!
- ✓ Affordable living never looked so good - the Evolve Collection by Masterton.

Lot 512 Proposed road, Lochinvar

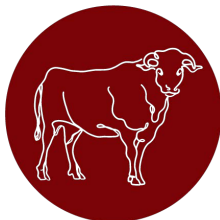
**MONTECITO 18**

 4
  2
  2
  10.39m
  **LOT SIZE** 586m<sup>2</sup>

**PRIME FACADE**



Specifications	
Squares	17.90
Total Area	166.35m <sup>2</sup>
Ground Floor	131.65m <sup>2</sup>
Width	10.39m
Depth	17.14m
Garage	32.90m <sup>2</sup>
Porch	1.60m <sup>2</sup>



# HEREFORD HILL

• LOCHINVAR •

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