

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

FIXED PACKAGE PRICE
\$779,000



Lot 511 Proposed road, Lochinvar

MONTECITO 18
FREEDOM FAÇADE

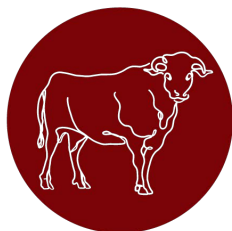
 4
  2
  2
  10.39m
  **LOT SIZE** 586m²

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

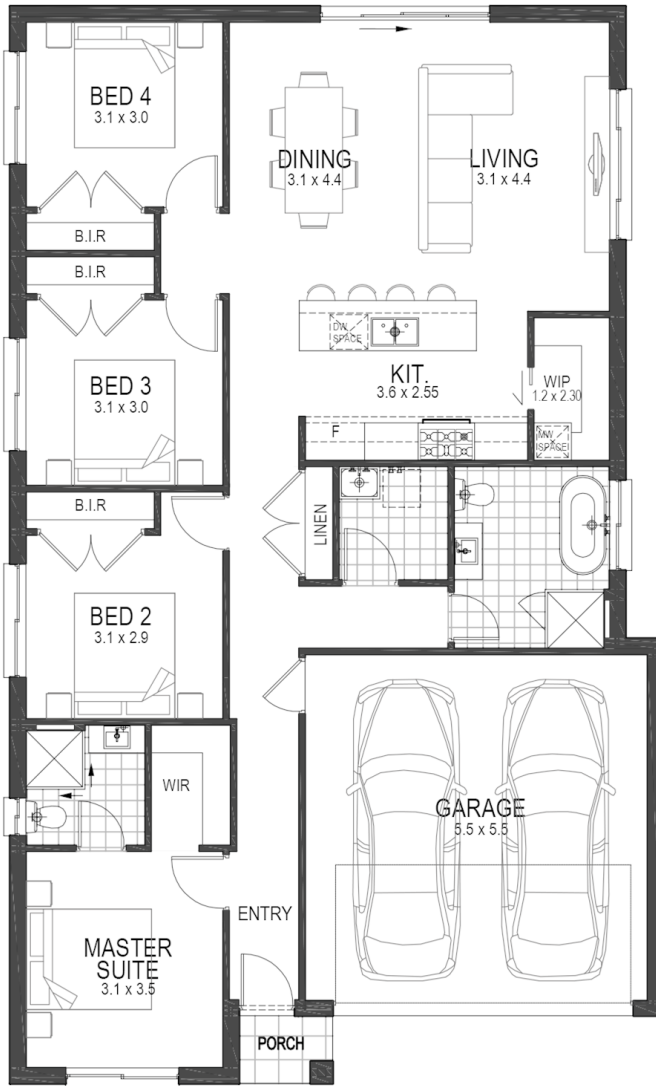
FIXED PRICE PACKAGE INCLUSIONS*

- ✓ 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.

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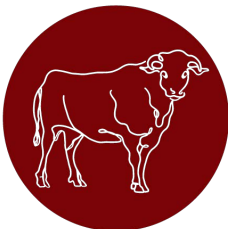
MONTECITO 18
FREEDOM FACADE

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Specifications

Squares	17.90
Total Area	166.35m ²
Ground Floor	131.65m ²
Width	10.39m
Depth	17.14m
Garage	32.90m ²
Porch	1.60m ²



HEREFORD HILL
• LOCHINVAR •

*Terms & Conditions: Images in this flyer depict land, landscaping and decorator items which are not supplied by Masterton and are not included in the price. Finishes to facades may show upgraded finishes which may not be included. Site costs may vary according to site classification, survey and site inspection, site conditions including rock and fill subject to building setback. Prices subject to Statutory Consenting Authority approval and specified conditions, bushfire requirements and acoustic report. Inclusions based on Ultimate Inclusions or Evolve Inclusions package unless otherwise specified. Where any item appears in more than one package or offer then the upgrade of that item will be supplied and no credits will be available. Masterton reserves the right to revise plans, specifications and pricing without notice. Please contact a Sales Consultant for more information. All plans and images are subject to copyright protection. The content is correct at time of printing and supersedes all previous versions published.
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