

FIXED PRICE

Home and Land Package



AVOCA FACADE

COPPER 19A

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The Copper is ideal for the family that enjoys bringing people together. With its large open plan living and entertaining areas, its vast kitchen with big island bench and an outdoor alfresco area all combine to bring a breath of fresh air to a lovely family home.

Total Area	177.08 m ²
House Width	10.55 m
House Depth	17.51 m

Package Price

\$801,750

Mt View Grange - Bellbird

1334 Decanter Street Bellbird NSW 2325

Land Registration	January 2027
House Price	\$441,850
Land Price	\$359,900
Land Size	450.0 m ²
Frontage	15.0 M
Contract	Fixed Price - Full Turnkey
Approx Rent p/w	\$750/\$800
Est. Gross Yield	4.86% - 5.19%

**CONTACT
YOUR AGENT**

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IP

IP: Investor Inclusions Package

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LP

LP: Landscape Package

- Ducted air conditioning throughout
- LED downlights throughout
- Automatic garage door with 2 remotes
- Fully-finished tiled outdoor alfresco
- Roller blinds, flyscreens and keyed locks throughout
- Fully-lined kitchen cabinetry with overhead cupboards and bulkhead
- Kitchen 20mm stone benchtop with large sink
- 600mm stainless steel gas cooktop and recirculating pull-out rangehood
- Stainless steel 600mm electric oven
- Stainless steel dishwasher, installed into kitchen cabinets
- Contemporary floating-style vanities, mirrors and accessories to all bathrooms
- 1650mm bathtub as indicated in floorplan
- Ceramic tiles to bathroom, ensuite and laundry
- Ceramic tiles to entry, family, kitchen, meals areas, alfresco and patio
- Carpet to bedrooms and all other internal areas
- Quality paint system to ceilings and walls
- Slimline water tank
- NBN provision
- Finished driveway with path
- Lawn turf to front and back yard
- Front garden bed with Australian native shrubs and edging
- Fencing to suit covenant/estate requirements
- Colorbond Letterbox
- Outdoor slimline single-fold clothesline
- House numbers

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