



Fixed Price

Home and Land Package



CLASSIC PLUS FACADE

STEEL 21

 4  2  2

The Steel offers an appealing floor plan with flexibility, comfort and convenience. From its designated meals area overlooking the alfresco right through to the privacy of the second, third and fourth bedrooms, this home has been designed with long-term satisfaction in mind.

Total Area	197.94 m ²
House Width	10.55 m
House Depth	20.39 m

Package Price
\$886,220

Mt View Grange - Bellbird

1302 Abbotsford Street Bellbird NSW 2325

Land Registration	Estimated Mid 2027
House Price	\$482,320
Land Price	\$403,900
Land Size	529.3 m ²
Frontage	14.0 M
Contract	Fixed Price - Full Turnkey
Approx Rent p/w	\$900/\$950
Est. Gross Yield	5.28% - 5.57%

**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

