



**DIAMOND**  
COLLECTION



**LOT 329**  
SHORTLAND DRIVE  
ABERLYN ESTATE, NSW

**MONACO 1 211 | EXECUTIVE**

 4 Beds  
  2 Baths  
  2 Parks  
  22.75 Squares  
  12.2m Wide

Land Size: 738m<sup>2</sup>

**\$885,000**  
Including Land

### HOUSE AND LAND PACKAGE INCLUDES:






*High-end inclusions for a touch of luxury*

- ✓ BASIX and water tank
- ✓ Standard site costs
- ✓ Termite resistant frames and trusses
- ✓ Sarking under roof tiles
- ✓ Large double garage with remote door
- ✓ Flyscreens to all windows and sliding doors
- ✓ 900mm ILVE cooktop & oven
- ✓ ILVE stainless steel dishwasher & microwave
- ✓ Frameless shower screen
- ✓ Luxurious 40mm stone benchtops in kitchen
- ✓ Luxurious 20mm stone vanity to laundry, bathroom & ensuite
- ✓ Three coat Premium Taubmans paint \*(internal walls)
- ✓ Floor to ceiling tiling to bathroom & ensuite
- ✓ Soft close kitchen drawers and doors
- ✓ \$5,000 flooring voucher
- ✓ Square set ceiling to living area, bathroom, ensuite and powder room!

Sales Executive  
**Luke Gow | 0480 293 191**  
luke.gow@montgomeryhomes.com.au

RECEIVE **\$50,000** OF UPGRADES | FOR ONLY **\$5,000**

# MONACO 1 211 | EXECUTIVE

 4 Beds
  2 Baths
  2 Parks

The Monaco 1 211 has the flexibility to suit a level or sloping site. The design allows for a split slab to create a step from the entry level up to the open plan kitchen and living area. An optional alfresco adjoining the living area completes this modern Australian home.



- ✓ Diamond inclusions
- ✓ BASIX and water tank
- ✓ Standard site costs
- ✓ Italian-made appliances



**\*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.