



**LOT TBC PROPOSED ROAD, Berkeley Vale**



## Welcome Home - Fixed Price House and Land Package

LOT TBC. PROPOSED ROAD, BERKELEY VALE

I Group Real Estate offer this amazing fixed price House and Land Package located in the highly sought-after estate of Berkeley Vale.

Set on a 450m2 block of land, we have coupled it with our Columbine modern design. Providing 4 spacious bedrooms and double garage perfect for a young family or investment.

### INCLUSIONS:

No Hidden Costs

Fixed Site Costs

Fixed Authority Costs

Fixed Piering

Fixed Drop Edge Beams

Fixed BASIX

H Class Concrete Slab

2700mm HIGH Ceilings to ground floor

20mm Caesar Stone benchtop to your Kitchen

Ducted Air conditioning

900 Omega appliances

4 2 2 450 m2

### Price

Package Price  
\$1,122,500

### Property Type

Residential

**Property ID** 413

**Land Area** 450 m2

### Agent Details

Rabie Chehade - 0409 006 900

### Office Details

Yagoona

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02 9645 3352



**IGROUP**  
— REAL ESTATE —

Omega Dishwasher

2100 High tiles to shower and 1200 High to Remainder

Wall Hung vanities

Semi frameless shower screens

Shower Niche to showers

1500mm freestanding bathtub

LED downlights to kitchen, living, dining

and ground floor hallways

Oyster lights to bedrooms, separate living/

media, study, first floor hallways and WC

Coloured Concrete driveway

Tiled Porch and alfresco

Tiled Entry, living and kitchen area

Carpet to staircase & first floor including bedrooms

Wall mounted Clothesline

Letterbox from builders range

turf to front and backyard

Plus much more....

House you do not want to miss out on, so please call now to secure this before we sell out.

Packages won't last long.

For more information contact Rabie from I Group Real Estate on 0409 006 900

\*\* Areas are approximate. Floorplan not to scale. Furnishing for illustration purposes only. Internal and External perspectives are representative images only\*

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