



# rochester 17

HOUSE & LAND \$640,300



— AUSTRAL —  
OLIVE GROVE

4 2 1

Total area\* 159.0m<sup>2</sup>  
Block size 300.1m<sup>2</sup>

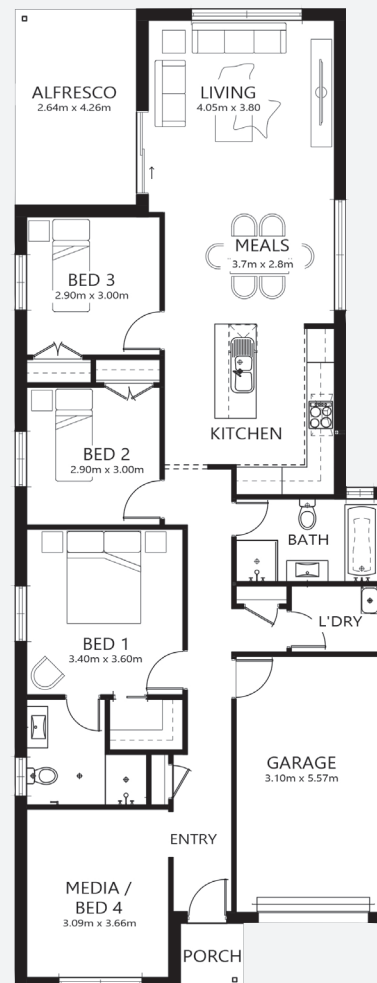
Lot 41  
Lamanca Rd  
Olive Grove Estate  
Austral NSW 2179

**PACKAGE FEATURES:**

- Urban Series specifications & inclusions
- Basix report inclusive of rainwater tank
- Quality laminate flooring throughout
- Quality carpet to bedrooms
- Stainless steel appliances
- Stainless steel 900mm rangehood
- Triple coated paint system
- 90mm wall frames

**PACKAGE ALSO INCLUDES:**

- Estella façade
- Concrete driveway & path to entry

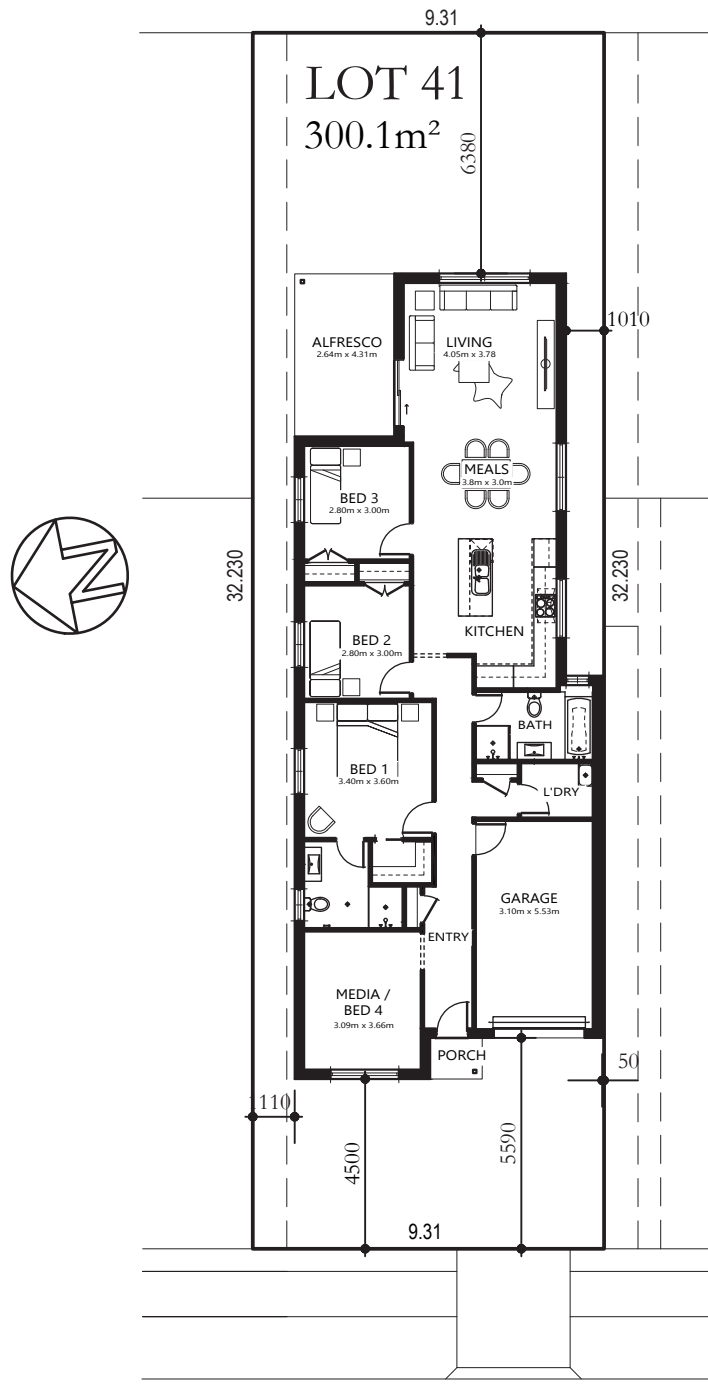


[olivegroveaustral.com.au](http://olivegroveaustral.com.au)



\*Includes garage, alfresco & porch. \*Images are for illustrative purposes only and may include options not included in price. Please talk to a Bellriver consultant for a full list of inclusions. Package price is based on November 2018 pricelist. Price is subject to soil test and contour survey. Bellriver Homes reserves the right to change specifications & prices without notice.

PROPOSED SITING  
OF YOUR NEW  
BELLRIVER HOME



LAMANCHA ROAD

**Note:** This is a preliminary siting and is subject to a clear copy of title and approval of the builder.  
This siting is subject to developer approval, rescod (state building regulations) and council requirements (if required).

**Land siting acceptance:**

Sign 1:	Sign 2:	Date:
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