

**\$20,000  
\$PENDING  
\$FREE**  
—  
FOR \$1990



# rochester 17 modified

HOUSE & LAND \$670,700



— AUSTRAL —  
**OLIVE  
GROVE**

**4** **2** **1**

**House size\*** 159.0m<sup>2</sup>  
**House price** \$270,700

**Land size** 314.0m<sup>2</sup>  
**Land price** \$400,000

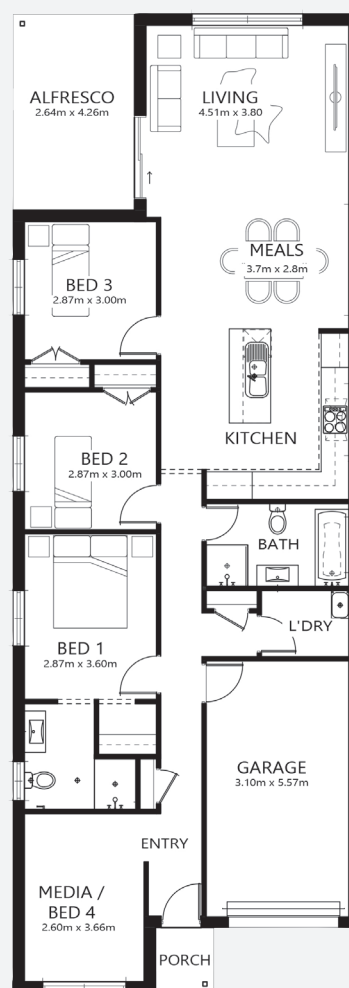
**Lot 32**  
**Lamanca Rd**  
**Olive Grove Estate**  
**Austral NSW 2179**

#### PACKAGE FEATURES:

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

#### PACKAGE ALSO INCLUDES:

- Sienna façade
- Concrete driveway & path to entry



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

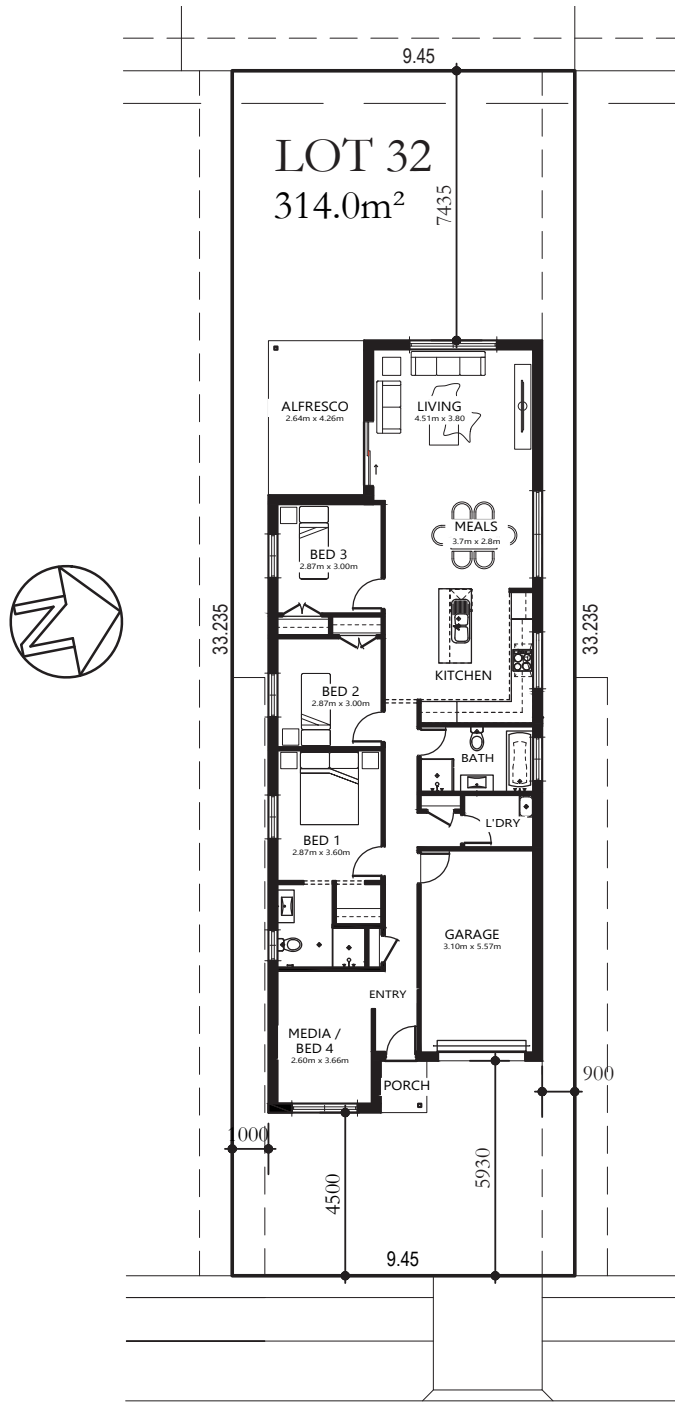


\*Includes garage, alfresco & porch. \*Images are for illustrative purposes only and may include options not included in price. Please talk to a Bellriver consultant for a full list of inclusions. Package price is based on January 2020 pricelist. Bellriver Homes reserves the right to change specifications & prices without notice.

# PROPOSED SITING OF YOUR NEW BELLRIVER HOME



— AUSTRAL —  
**OLIVE  
GROVE**



## LAMANCHA ROAD

### SIMPLIFIED CDC

**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, rescode (state building regulations) and council requirements (if required).

### Land siting acceptance:

Sign 1:

Sign 2:

Date:

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