



### INCLUDED SITE COSTS

- 40m2 Coloured concrete driveway
- 490m2 roadbase to driveway
- Gas bottle pads
- Solar electric hot water system
- 100,000 litre concrete water tank
- Envirocycle

Disclaimer: Site costs are fixed for this lot with soil classification M1. It does not cover costs incurred if rock is found. Kurmond Homes House and Land Packages are subject to developers design review panel, building requirements up to 12.5% & statutory approvals. Kurmond Homes House & Land Packages will be determined upon tender and may vary due to site conditions and statutory authority requirements. Whilst every effort is made to provide accurate information images are for illustrative purposes and intended to provide a visual guide only. Packages do not include stamp duty, legal fees or any other costs incurred associated to the purchase. Kurmond Homes is responsible for the building contract for the construction of the home only. Customers will be required to enter into a separate contract for the purchase of the land component of the package with the relevant developer. Packages may change as a result of variations to the contracts for final details and terms and conditions. Kurmond Homes reserves the right to withdraw any House and Land Package at any time or if the land or home become unavailable or is sold. Details are correct at time of printing and subject to change without notice or obligation. Builder Licence No NSW 2004576 - ABN 481 288 211 98

## 16 KALDOW LANE, Grose Vale



JADE 31 / CLASSIC FAÇADE

4 BEDROOMS / 2 BATHROOMS / 2 CAR

### Home and Land Details

Turn Key Package including Site Costs

**\$1,300,000**

16 Kaldow Lane, Grosevale NSW

Lot size: 14177m<sup>2</sup> House size: 293m<sup>2</sup>

### Agent Details

AUSSIE CHOICE REALTY

Contact: KEVIN / CAILEEN

Phone: 0488 508 845 / 0488 508 846

email: sales@aussiechoicerealty.com.au

Visit our Display Home at **HOMEWORLD KELLYVILLE** to view our stunning designs

Located on Hartigan Avenue (off Windsor Road), Kellyville:

OPEN: 7 Days 10am-5pm

FOR INFORMATION ONLY

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## Country Lifestyle Acreage

Turn key solution - all the hard work is done for you, all you have to do is choose your paint colours and the colour of your carpets

Superbly located is this 3.6 acres, the perfect opportunity for you to build your dream home in a sort after location

A generous building envelope

Enjoy the lifestyle and space in Grose Vale with both city & country outlook

Power & telephone to the property

Close to both North Richmond and Kurrajong Village

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

<b>Price</b>	CONTACT AGENT
<b>Property Type</b>	residential
<b>Property ID</b>	80
<b>Land Area</b>	3.60 ac

### Agent Details

Caileen Nelson LREA - 0488 508 846

Kevin Nelson - 0488 508 845

### Office Details

North Richmond  
3/25 Bells Line Of Road North  
Richmond NSW 2754 Australia  
02 4571 4455

