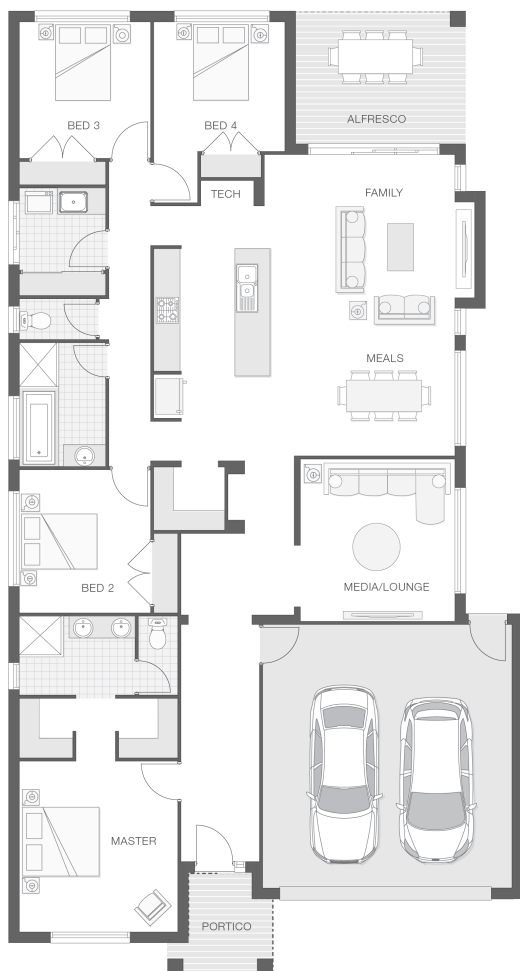


## The Fraser - B

4 2 2 25 sq

Facade name: Taylor

### House Plan:



### LOT #33

Faulconbridge

Address: 22 Moore Street, Faulconbridge, 2776



804 m<sup>2</sup>

House and land package price:

From **\$797,450\***

### About package:

Lot 33, 22 Moore Crescent, Faulconbridge.

Build your dream home in this quiet cul-de-sac located in a convenient yet beautiful part of Faulconbridge. This block located on the high side of the street has a low BAL rating and gentle slope. It is already partly fenced and has services ready including water, power, sewer and natural gas.

The Fraser B home design is both intelligent and practical in layout and features. The deliberate placement of separate living and entertainment zones allows space for a touch of luxury in the form of a secluded master retreat with ensuite and walk-in-robe, while indoor and outdoor living flow.. effortlessly throughout the home. With a media room and dedicated tech zone to store and recharge devices, this 25sq home has certainly been designed with the modern Australian family in mind.

Call your local builder Paul on 0418 656 366 for more information

### ENQUIRE NOW:

Paul James • P: 0418 656 366 • E: [hawkesbury.bluemountains@adenbrook.com.au](mailto:hawkesbury.bluemountains@adenbrook.com.au)

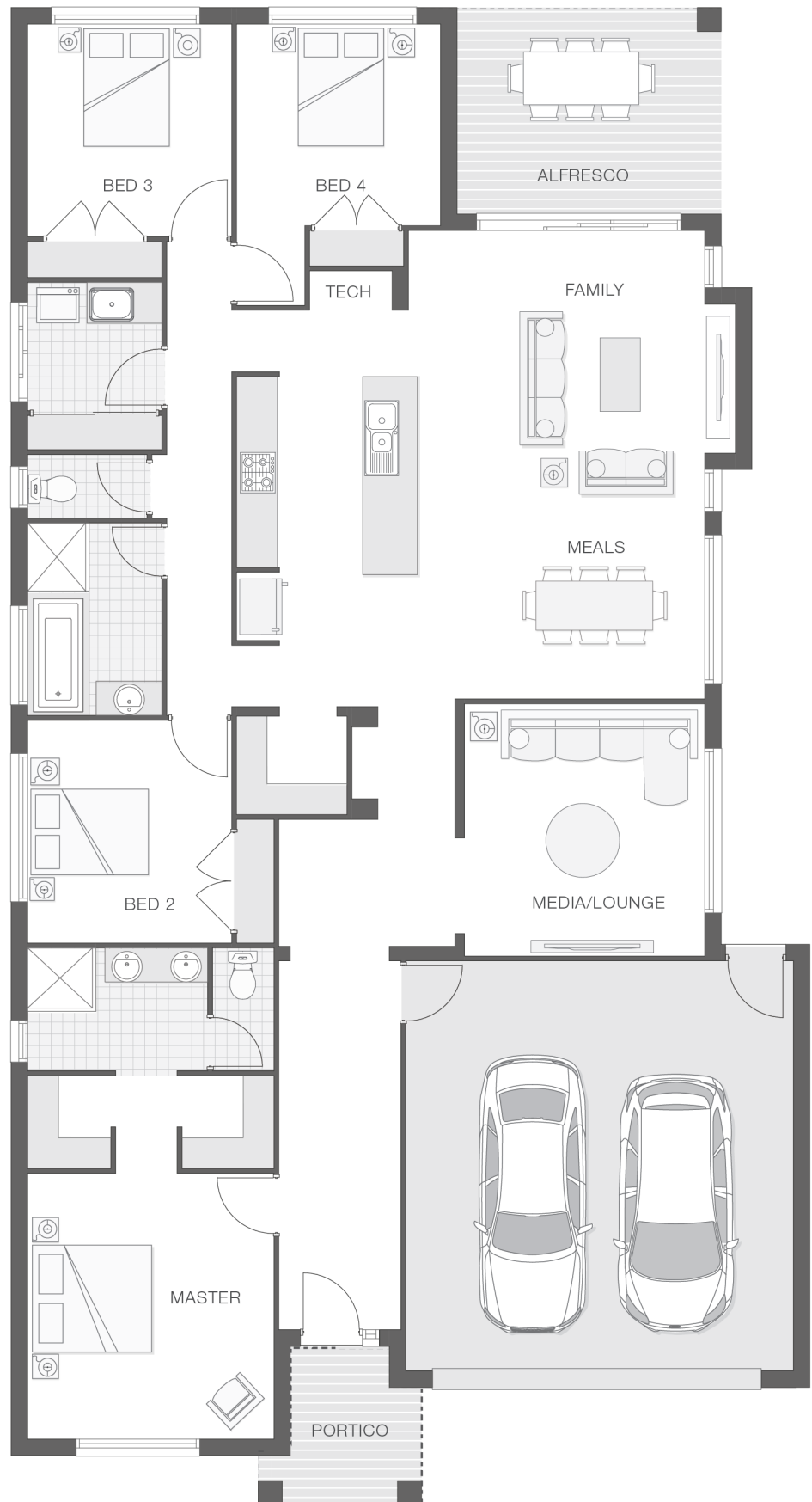
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## House Features:

- ✓ Ducted Air Conditioning
- ✓ Stone Benchtops to Kitchen and Bathrooms\*
- ✓ Shower Niches to Ensuite & Bathroom
- ✓ Covered Concrete & Tiled Alfresco area
- ✓ Ultimate Bundle
- ✓ Colourbond Roof
- ✓ Double GPO's Throughout
- ✓ Stainless Steel Appliances
- ✓ Basix
- ✓ 3 Phase Underground Power
- ✓ Soft Close Drawers & Doors
- ✓ Concrete Driveway - 45m2 Allowance
- ✓ 2590mm High Ceilings
- ✓ 1020mm wide Feature Front Entry Door
- ✓ Floor Coverings
- ✓ All connections & services
- ✓ Flyscreens
- ✓ Termite Barrier Protection
- ✓ \$5000 landscape package to front
- ✓ Plantation Shutters to front of house
- ✓ BAL 29 - Allowance \$10,000
- ✓ Site Cost Allowance - \$13,500

## Estate Features:

- ✓ Location is only moments to schools, Springwood Aquatic and Fitness Centre, shops and train station and Faulconbridge and Springwood shopping precinct
- ✓ Your new Blue Mountains lifestyle home will be in good company with contemporary luxury homes within the cul-de-sac. Low Bal rating. Services Available include power, water, sewer, and natural gas



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