

Avalon 23 Mk1 Design with Leighman Façade

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Was:$969,900

Now: $943,000

Lot 4113 Blackbird Avenue, Rosella Rise Estate, Warnervale NSW 2259 Australia

House size	**213.00 m2**
House price	**$469,900**
Land size	**300 m2**
Land price	**$475,000**

CLASSIC SERIES

- CONNECT site costs & service connections
- Ducted air-conditioning
- Timber flooring laminate to the entry, kitchen, meals & living
- Carpet flooring to the remainder of the home (excluding wet areas)
- Westinghouse 600mm stainless steel appliances & rangehood
- 20mm stone kitchen benchtops
- Overhead kitchen cupboards
- Freestanding bath
- 2590mm ceiling height to ground floor
- 90mm wall frames
- Taubmans Endure 3-coat paint system
- Raised alfresco with plasterboard ceiling
- Automatic sectional garage door
- Wall & ceiling insulation
- BASIX compliance including rainwater tank (7 Star*)
- Tyrrells - an independent quality assurance inspection



* The advertised price includes the discount offered in the current promotion

bellriverhomes.com.au

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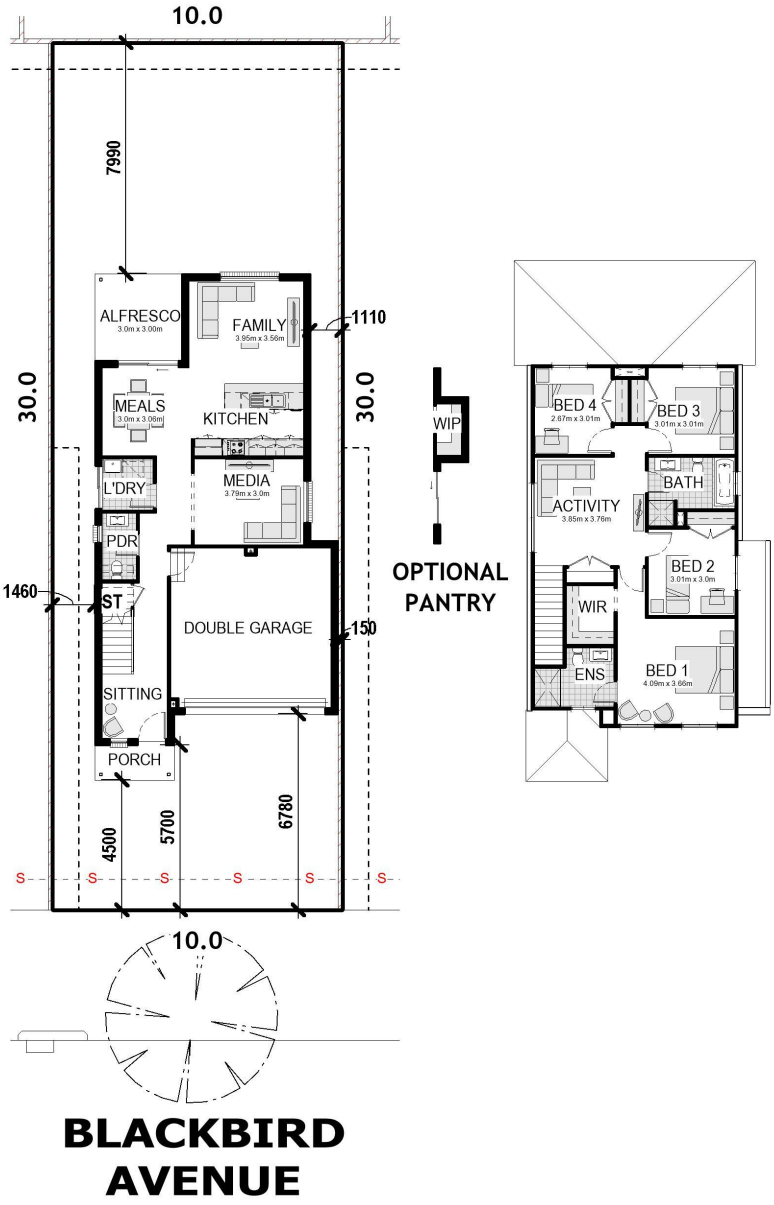
BELLRIVER

THE PROPOSED SITING OF YOUR NEW BELLRIVER HOME

LOT 4113

300m²



BLACKBIRD AVENUE

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, SEPP (state building regulations) and council requirements (if required). All packages are subject to a contour survey, a soil test & a final BASIX assessment.

*Terms & Conditions: The advertised package price is based on a standard home, standard facade, and the developer's initial forecast registration date. Photographs, facades, renders, and other pictures displayed in this brochure are for illustrative purposes only and may show a facade, landscaping, fixtures, fittings or finishes that are not inclusive of this package, and maybe available at an additional cost to the client. The advertised price includes the discount offered in the current promotion. For a full list of Classic Series inclusions, please refer to the company website bellriverhomes.com.au. The package provided is based on Bell River Homes' preliminary/preferred siting and preliminary developer land information currently available. Bell River Homes reserves the right to change specifications, prices & withdraw offers without notice. Variations to land size and location of services, including but not limited to the specifications listed within the Section 88B instrument for the property, may require amendments to the floor plan or house design, which will be at an additional cost. The site start date is subject to third-party factors, including but not limited to land registration, quantity and type of requested client variations, relevant authority approvals, and the acceptance of tender and contract with Bell River Homes. Bell River Homes' Sale terms and conditions apply, and full details of these are available from all Bell River Homes Display Centres. Please contact a Bell River Homes consultant for further information. Bell River Homes Builders Licence Number is 61247C. This package price is based on the November 2026 price list.

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