

Lot 405 Rose Bowl Circuit  
**North Kellyville**

**\$934,800**



## BIRCHWOOD

 4  2  1  22.5

The well configured ground floor of this design adds utility to all of the living dining areas with a bright interior from the many windows on the long street frontage. It maximises the useful indoor space with an irregular shaped lot in a spacious 4 bedroom house.

- Fixed price site costs and piercing to slab
- 2.6m High Ceilings to ground floor
- Down Light package to ground floor living areas, oyster lights to bedrooms/first floor
- 14kW fully ducted air conditioning
- Westinghouse 90cm stainless steel appliances
- 20mm Caesarstone kitchen bench top
- Timber laminate flooring to entire ground floor, carpet to remainder of dwelling
- Full landscaping package including turf throughout including clothes line and letterbox
- Tiling to alfresco and patio

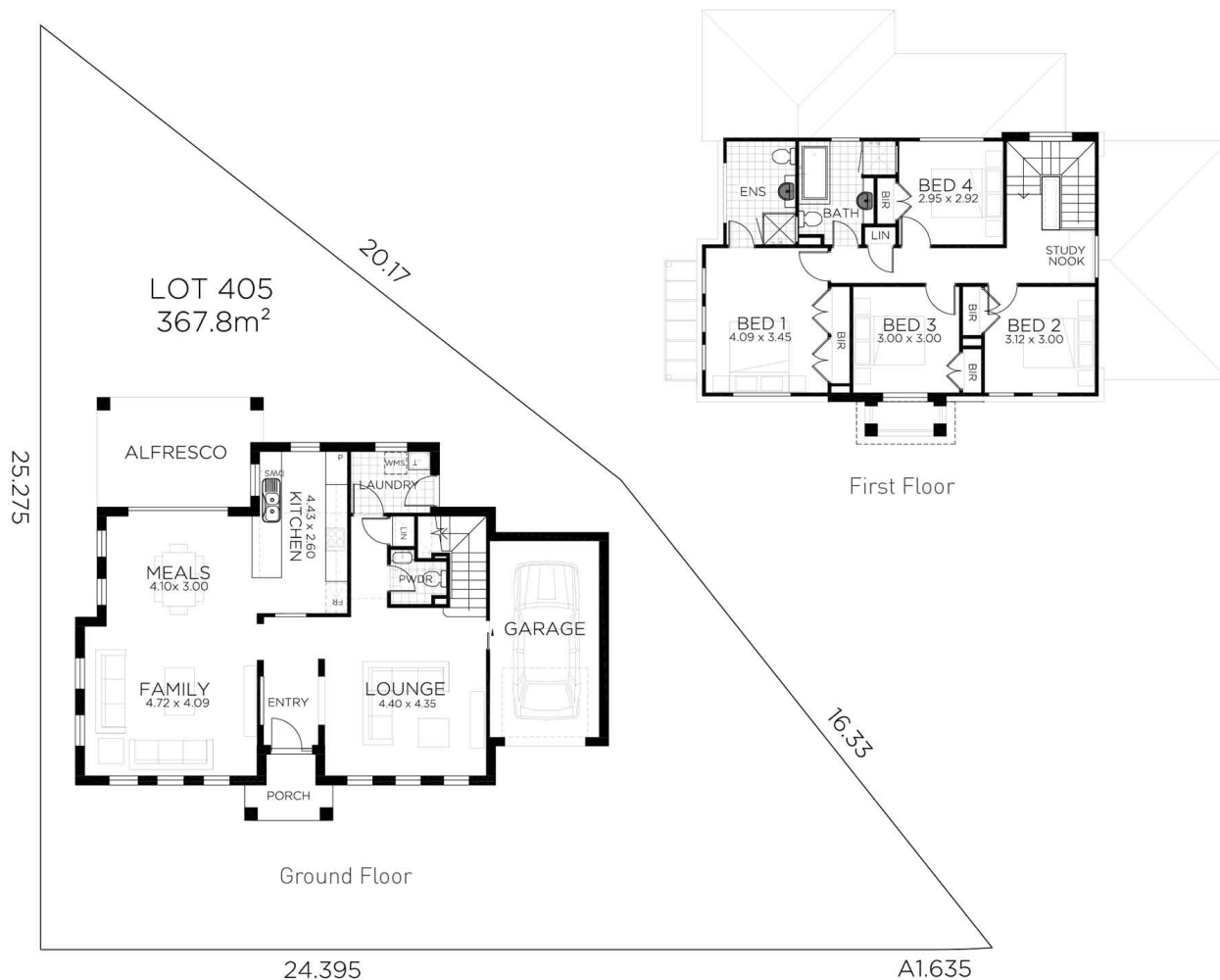
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## ONE REAL PRICE

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Disclaimer: Fixed for all lots with up to 1m of fall across the site. Real Price Packages are subject to availability, developers design review panel, bushfire requirements & statutory approval. One Real Price to be determined upon tender requests for individual lots 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. Refer to individual contracts for final details. Details are correct at time of printing and subject to change without notice or obligation. Builders Lic No. NSW 33493C. ACT 19936252B. ABN 67 053 733 841.