

# HOUSE AND LAND Packages

**MELROSS**  
Quality IS THE KEY TO YOUR NEW HOME



Lot 159, 15 Pinot Street, Cowra NSW

**\$739,229\***

**Land:** 920m<sup>2</sup> | **House:** 219.1sqm



4



2



2

## BALLINA 219

TRADITIONAL



12.09m



20.19m

We have partnered with Chardonnay Hills Estate to bring you the best of country living! With elevated views over the Lachlan Valley and surrounding district, land features include underground electricity, town water and sewerage, natural gas, telephone and NBN, and fully sealed roads. This is your chance to build in a relaxed, growing country town located on the northwest side of the Cowra Township with a southerly aspect. The Ballina 219 is built for families. It offers four generously sized bedrooms and open plan living spaces mean the family can enjoy each other's company in the heart of the home!

## Package Inclusions + Standard Features

- 4 bedroom residence with 166m<sup>2</sup> of living
- Traditional Facade
- Large Island style kitchen with 20mm stone bench tops
- Walk in Pantry
- Study Nook
- 600mm Fisher & Paykel appliances
- Daikin reverse cycle ducted unit
- 20mm Stone Benchtops to Kitchen + Laundry
- Double glazed windows with upgraded insulation throughout
- Concrete driveway allowance
- Letterbox and Clothesline

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

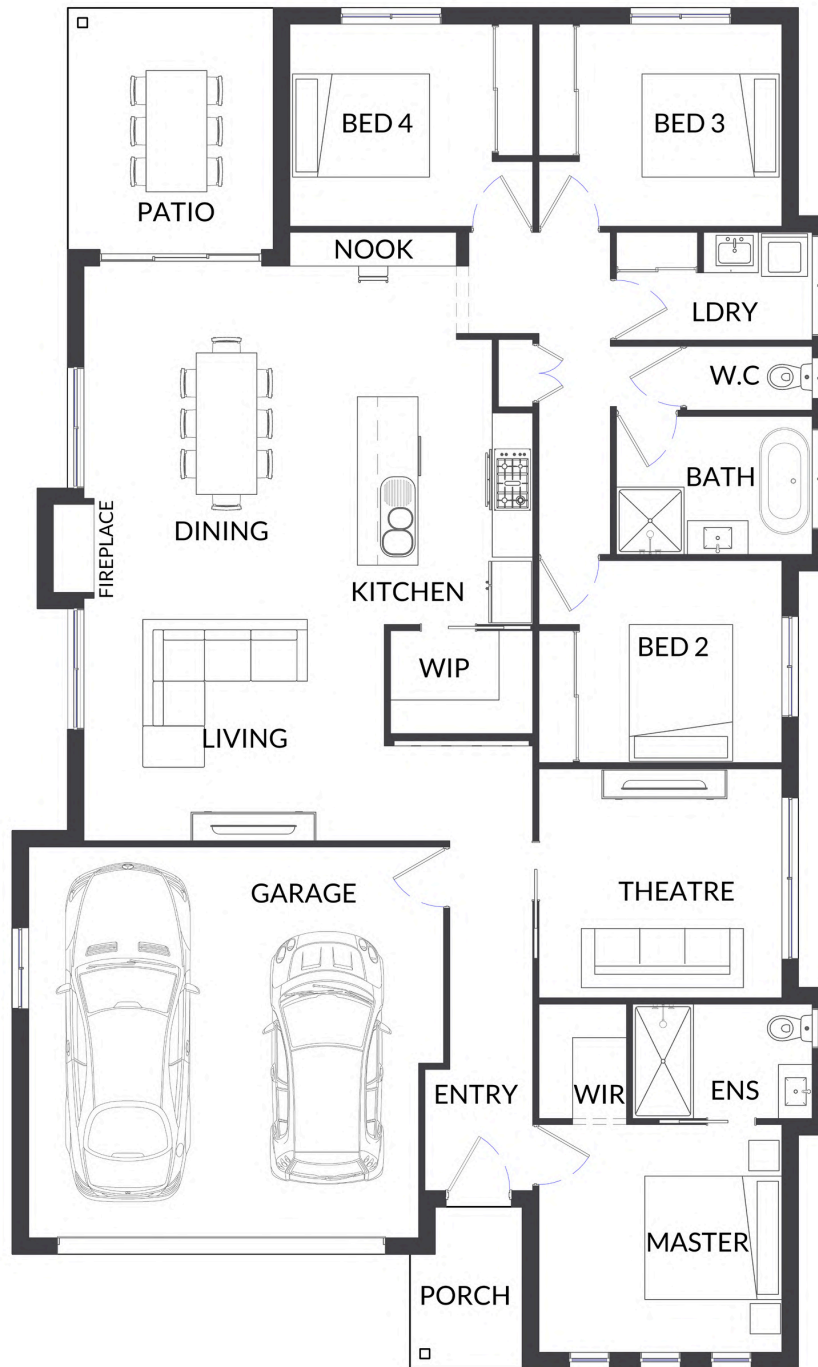


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\*Conditions apply to all packages: Mellross Homes will provide a construction contract for the house and the Owners are to separately enter into a contract to purchase land directly from the landowner. This advertised offer is subject to availability, statutory approval and a successful settled land contract. Mellross Homes reserves the right to change prices or inclusions advertised without notice. For more detailed home pricing, including details about the standard inclusions for the house and optional upgrades and variations, please talk to one of our consultants. Images shown in this brochure may depict upgraded fixtures, finishes and features including items not supplied by Mellross Homes such as alfresco decking, internal and external fireplaces, window and household furnishings and landscaping. All plans are the copyright works of Mellross Homes Pty Ltd ABN 73 666 953 386, Licence number 451555C and no part may be reproduced or copied without prior written consent.