

HOUSE AND LAND Packages

MELLROSS
Quality IS THE KEY TO YOUR NEW HOME



Lot 162, 9 Pinot Street, Cowra NSW

\$870,407*

Land: 920m² | **House:** 333sqm



4



2.5



2

VENICE 333

HAMPTONS



16.23m



23.66m

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.

The Venice 333 is the ultimate family home packed full of amazing features. Offering a luxurious master retreat with a large ensuite and walk-in robe plus three extra bedrooms each with built-in robes. This home is perfect for families who love to entertain, with a large open kitchen and huge butler's pantry, large dining, and lounge each overlooking the enormous alfresco.

Package Inclusions + Standard Features

- 4 bedroom residence with 226m² of living
- Grand Alfresco
- Hamptons Facade
- Large Island style kitchen with 20mm stone bench tops
- Large Butlers Pantry
- 600mm Fisher & Paykel appliances
- Daikin reverse cycle ducted unit
- 20mm Stone Benchtops to Kitchen + Laundry
- Double glazed windows with upgraded insulation throughout
- 50m² concrete driveway allowance

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.