

HOUSE AND LAND Packages

MELLROSS
Quality IS THE KEY TO YOUR NEW HOME



2/31 NORTH STREET, HARDEN NSW 2587

\$975,000*

Land: 1520m² | **House:** 320m²



4



2.5



2

SOUTHWEST 320

TRADITIONAL



24.9m



16.5m

Located on a prime corner block measuring 1520 sqm, ideally situated on the high side of the street and conveniently close to schools and the main street. The property boasts essential utilities, including town water and mains sewer connections, with power readily available on-site. Featuring the popular Southwest 320 design, this home is bathed in natural light making the spaces feel bright and even larger than they already are. A large kitchen complete with walk-in-pantry and sizeable living and dining rooms with access to the alfresco – this home is perfect for large families to enjoy both indoor and outdoor entertainment

Features + Upgraded Inclusions

- Fisher & Paykel appliances
- Daikin Reverse Cycle heating & cooling
- 20mm Stone Benchtops to Kitchen and Butlers
- Lush Range floorcoverings throughout
- Double glazing and upgraded insulation
- Grand cathedral ceilings to Living
- 2700mm ceiling height to remaining areas

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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.