



# ROCHESTER 172

Lot 3, Rynan Avenue,  
Edmondson Park, NSW 2174

4 2 1

Total Area\* 172.11m<sup>2</sup>

Block size 310m<sup>2</sup>

FIXED PRICE  
HOUSE & LAND

**\$737,500**

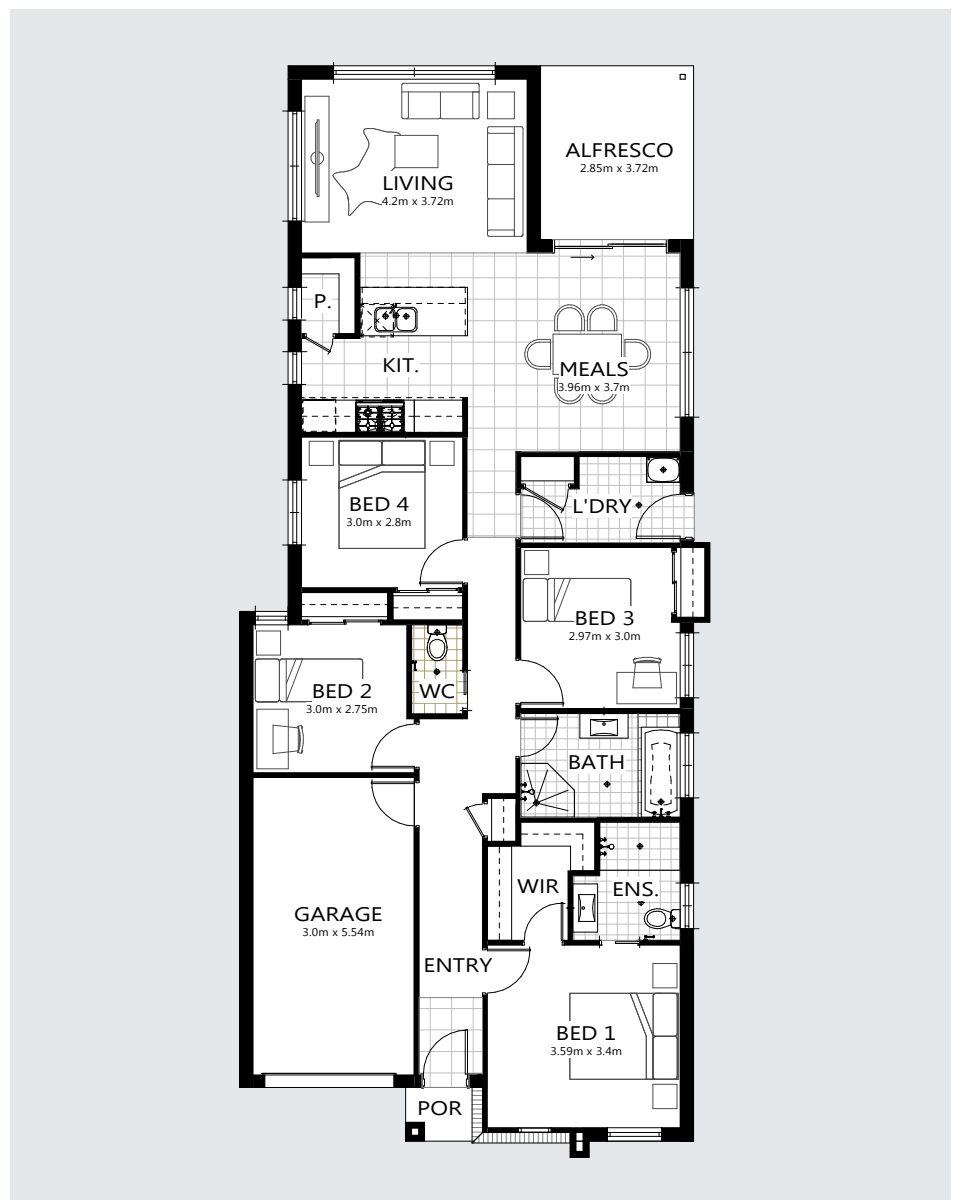
## PACKAGE FEATURES

- Fixed Price site costs and connections
- H1 slab as required
- Reverse cycle ducted air conditioning
- Carpet and Tiles throughout
- Hettich Soft close drawers
- Floating bathroom vanities
- Border tiles to bathroom and ensuite shower
- Glazed external entry door
- Light fittings and doorbell
- Fitted flyscreens
- Driveway and path to porch
- Tiling to alfresco and porch
- Brick letterbox

## FOR A LIMITED TIME OUR PACKAGE ALSO INCLUDES OUR UNBELIEVABLE UPGRADE OFFER

- 40mm stone benchtop with waterfall edges to island bench in lieu of standard 20mm\*
- Westinghouse 900mm freestanding dual cooker
- Westinghouse glass and stainless steel canopy rangehood
- Clark Polar 790mm double bowl undermount kitchen sink
- Dorf Jovian Pull down sink mixer
- Upgrade carpet to Bellriver category 1
- Upgrade to Hume Accent feature doors throughout.
- 10 additional downlights
- 3 step cornice (CSR Trio) to foyer, lounge/rumpus, kitchen/meals/living and master bedroom
- 92mm skirting throughout
- 2600mm high ceilings

[www.rynanavenue.com.au](http://www.rynanavenue.com.au)



\* Includes garage, alfresco, porch & eaves. \* Images are for illustrative purposes only and may include options not included in price. Bellriver Homes reserves the right to change specifications & prices without notice. Some areas incur additional costs. INK2618-10