

Property Package Full Turn Key

Mount View Grange Estate

Lot 925 Wildflower Circuit Bellbird NSW 2325



\$870,233

Mount View Grange is part of Cessnock Local Government Area in the Hunter Region of NSW. The estate is located 90 minutes north of Sydney and 50 minutes to Newcastle. Cessnock still holds the charm of its rural heritage and surroundings, with original 1920s buildings and many of the quaint events and activities of its traditional agriculture community. Today, Cessnock is a thriving city, growing in popularity at a rapid rate due to its strategic location between Sydney and Newcastle, value for money, and commercial opportunities. It has an abundance of shops, amenities, sport facilities and entertainment venues. The Hunter Valley is Australia's oldest wine growing region and is renowned world wide. The Hunter Valley provides open spaces, fresh country air and amazing wine and food right on your door step.

LAND PRICE \$385,888	LAND SIZE M ² 511.2
BUILD PRICE \$484,345	BUILD SIZE M ² 192.0
LAND REGISTRATION Registered	EST. RENTAL RETURN P/W \$700/\$720

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FLOOR PLAN

SINGLE DWELLING

Total Area

192.0 m²

4

2

2

The floor plan illustrates a single dwelling with a total area of 192.0 m². The layout includes a large 2-car garage at the front left, an entry porch, and a central living area with a dining space and a media room. The kitchen is located at the front right, featuring a breakfast nook and access to an alfresco area. The sleeping quarters consist of four bedrooms (BED 1, BED 2, BED 3, and BED 4) and two bathrooms (BATH and WC). A linen closet (LINEN) and a laundry room (L'DRY) are also included. The plan is color-coded: grey for bedrooms and bathrooms, light blue for the living and dining areas, and light green for the kitchen and media room.

Floorplan, facade, and all measurements are approximate and subject to change. Images, colors, and dimensions are for illustration only and may differ from final product. Prices shown are examples and may change without notice. Additional fees may apply. Lot widths may vary based on estate requirements and council guidelines. Contact your sales consultant for complete terms and conditions.

15-07-2026