Samarium 21 IP: Investor Inclusions

Full Turnkey

Mt View Grange - Bellbird

540 Brandy Way Bellbird NSW 2325



$1,062,850

LAND PRICE $551,900	LAND SIZE M² 878.5
BUILD PRICE $510,950	BUILD SIZE M² 198.08
LAND REGISTRATION Registered	EST. RENTAL RETURN P/W ON REQ.

Nestled below the Broken Back Range in the Hunter Valley, Mount View Grange offers you the chance to build a home and a life you can enjoy everyday. A master planned, 240 hectare community with blocks from 450m2 to over 1000m2 it will be home to over 1650 families. There will also be a 3.11 hectare future town centre incorporated for effortless convenience. Thoughtful design will make sure you feel at the heart of a quality, rural community whilst also giving you the freedom to create a space just for you. Only minutes from Cessnock Town Centre, the Hunter Expressway and the M1, and within a short drive of schools, preschools and daycare facilities, parks, restaurants and leisure activities, it's grand living with alluring convenience.

SYED JAFAR
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FLOOR PLAN

SINGLE DWELLING

Total Area	198.08 m²

4	2	2



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.