






### 39 Balangara Way Bellbird NSW

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Mount view Grange is a picturesque estate located within the hunter valley region and a great place to bring up a family, Invest or purchase your 1st home.

This modern design has so much to offer. On display is our Hampton design 'THE PLAINS' features included are

- 2.4 high ceilings raked feature to living and alfresco area
- Ducted air, 20mm stone benchtops
- Timber laminate flooring & carpet in bedrooms
- Schools, shops, parks and amenities all conveniently located nearby

**Type** : House  
**Price** : \$ 769,000  
**Land Size** : 567 sqm  
**View** : <https://www.aitkenre.com.au/8061180>



**Matthew Hall**  
**02 4732 5055**



**Damian Sexton**

[For full version visit the website](https://www.aitkenre.com.au)



Lot 130, 39 BalangaraWay, Bellbird



## Turn-Key Home

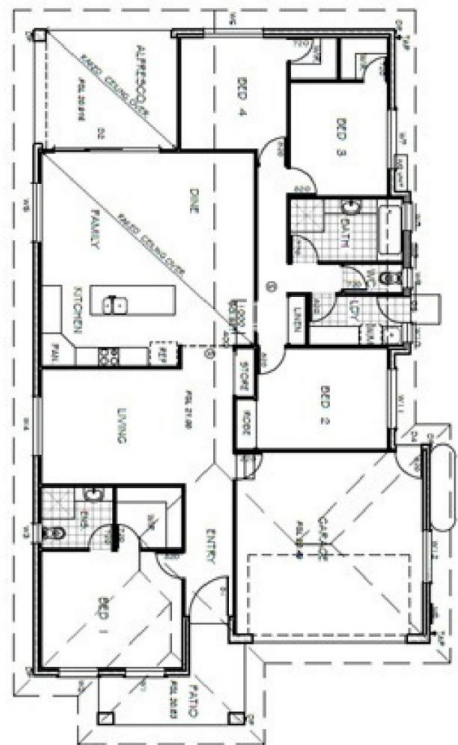
New to Market

LOT 567 M2  
SIZE The Ladbury  
FACADE



### INCLUSIONS

- Fixed Price, split contract
- Stamp Duty Savings
- Driveway
- Landscaping
- Great sized backyard
- Clothesline & Letterbox
- Beautiful Raked Ceiling
- 20mm stone benchtops
- Ducted air
- Timber Laminate & Carpet
- Elevated Reserve Outlook
- And Much More!



Call Matthew Hall for more  
information - 0412 582 285

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\* Conditions apply to all packages: individual legal contracts apply for both the home and the land (land contract to be issued by developer) and is subject to availability. All details mentioned in this flyer including pricing are believed to be correct at time of printing. Additional costs may apply subject to the contract you enter into individuals should make their own enquiries and review contracts with both land developer and home builder to confirm all inclusions and pricing at time of purchase. The land developer and builder reserves the right to change prices or inclusions without notice. Images shown are for marketing purposes only.