



ARTIST'S IMPRESSION

House & Land Package

**\$434,830\***

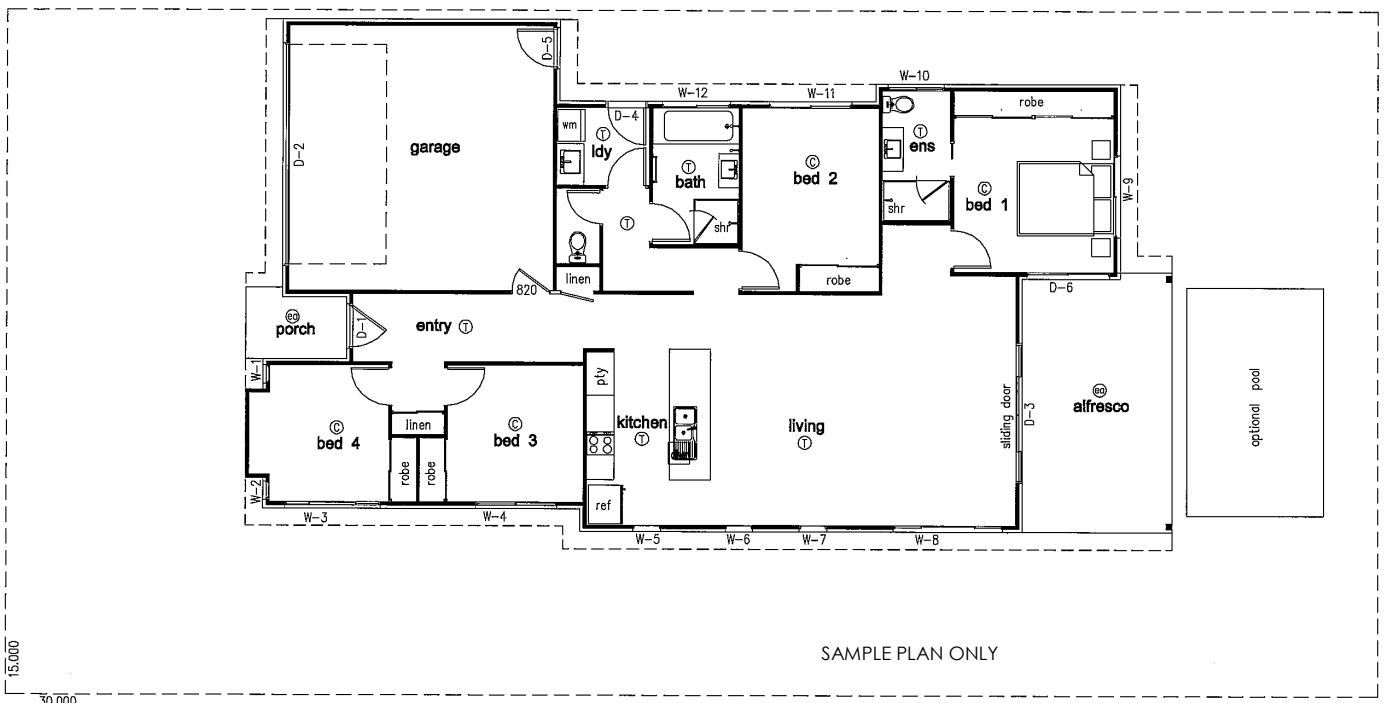
Suitable for a 450m<sup>2</sup> block (15m frontage)

4

2

2

House Area: 198m<sup>2</sup>



\* From \$434,830 based on the attached Aquatic Homes Inclusions and land priced at \$220,000



## Inclusions

### Preliminaries

- Soil test, contour survey and preparation of full working drawings
- Preparation and lodgement of covenant approval
- Council application fees (construction related)
- Engineer designed & inspected foundations & slab
- 6 year structural guarantee assured with BSA construction and liability insurance
- 6 months maintenance guarantee
- Site pricing is based on a standard fully serviced block with a six (6) metre front boundary setback
- Sewer and storm water connected to existing connections points or within boundary

### Structural

- Cut & fill to suit 500mm fall across building platform
- Concrete slab & foundations designed for "M" class soil types
- Design compliance to satisfy a N3 rated site
- Quality aluminum framed vinyl sliding doors to robes
- 2400mm ceiling height
- Roof pitch (as per plan) and 450mm eaves
- Treated pine framing and roof trusses

### External Finishes

- 65mm roof blanket
- Sarking to external walls
- Termite treatment compliant with the Australian Standard
- Select range of Colourbond roofing
- Remote controlled sectional garage door
- Quality clear glazed aluminum windows and sliding door(s) including keyed locks.
- Fly wire screens to all opening aluminium windows and sliding doors
- Select Corinthian feature entry doors
- Driveway, porch, alfresco exposed aggregate
- Rinnai B16 instantaneous gas hot water
- 5000 ltr slimline tank

### Internal Finishes

- Flush panel internal doors with Gainsborough internal lever Door furniture (from Contractor Range)
- Quality aluminum framed vinyl sliding doors to robes
- Laminate benchtops to kitchen & bathrooms
- Melamine cabinet doors, drawers and panels
- Carpet to bedrooms and media room (if applicable)
- Select tiles to living, dining, entry, hallways and wet area floors
- Quality aluminum semi-framed and clear glazed pivot shower screens
- Complete electrical package
- Quality aluminum framed vinyl sliding doors to robes
- 600mm Technika stainless steel appliances

