




# EMERALD 258

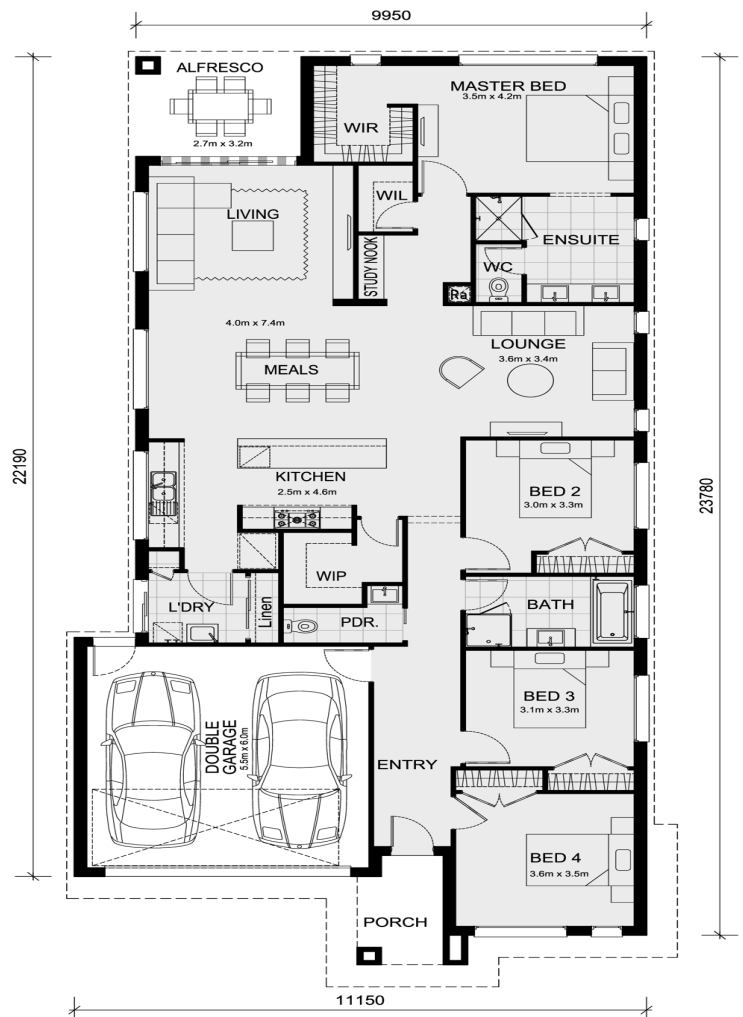
# \$771,919

**Lot 3508 Armstrong Estate Emerald 258  
Mount Duneed**

**4**  **2**  **2** 

## Titles Q2 2025

- Council and developer requirements
- 7 star energy with solar hot water!
- 3.52kw photovoltaic solar system (battery ready) installed
- Double Glazing throughout
- LED downlights to the entire home
- 20mm stone benchtop to bathroom and ensuite
- 40mm stone benchtop to kitchen
- tiled showerbase to ensuite and bathroom
- brick infills
- Inclusive of site costs & connections with H1 class slab as per standard inclusions!
- Low Profile Roof tiles
- Low-profile Evaporative cooling
- NBN Provision
- Higher ceilings 2550mm!
- 900mm S/S upright oven and cook top with S/S canopy rangehood!
- Range of facades including feature render!
- Quality floor coverings throughout entire home!
- Stainless steel Dishwasher and Microwave with trim kit!
- Overhead cupboards & wine rack! (Design specific)
- Remote control panel sectional lift garage door!
- Flexible floor plans & so much more!



### Area Details

Land Size 416 Building Size 239

**Contact: Beau Huppert**  
beau@mimosahomes.com.au

0435 123 663  
www.mimosahomes.com.au