



HOUSE + LAND PACKAGE

Pictured: Everyday Home Facade



THE MURRAY 236
LOT 1611 SERENE DRIVE,
STRATHFIELDSAYE

from **\$768,200***

Prices correct as of 02/05/2024. Conditions apply.

House & Land Package Overview

House Price	\$ 449,200
Land Price	\$ 319,000
Total Price	\$ 768,200

The Murray 236 is well matched to this 703m² north-facing lot, with optimal solar orientation. Package includes the land, house with Everyday Home Facade, foundations, 7 star energy rating, BAL 12.5 rating, fully NCC compliant construction, water service connections, and all our premium standard inclusions.

<p>The Murray 236</p>	<p>Specifications</p> <table border="0" style="width: 100%;"> <tr> <td style="text-align: center;"> 3 2 2 2 </td> </tr> <tr> <td> <table border="0" style="width: 100%;"> <tr> <td>Living</td> <td>173.6 m²</td> <td>18.7 Sq</td> </tr> <tr> <td>Garage</td> <td>43.5 m²</td> <td>4.7 Sq</td> </tr> <tr> <td>Alfresco</td> <td>16.7 m²</td> <td>1.8 Sq</td> </tr> <tr> <td>Porch</td> <td>2.9 m²</td> <td>0.3 Sq</td> </tr> <tr> <td>Total Area†</td> <td>236.7 m²</td> <td>25.5 Sq</td> </tr> </table> </td> </tr> <tr> <td> <p>Depth† House 20.6 m Lot 26.3 m Width† House 14.2 m Lot 15.6 m</p> </td> </tr> <tr> <td> <p>Facade: Everyday Home Inclusions: Lane Standard</p> </td> </tr> </table>	3 2 2 2	<table border="0" style="width: 100%;"> <tr> <td>Living</td> <td>173.6 m²</td> <td>18.7 Sq</td> </tr> <tr> <td>Garage</td> <td>43.5 m²</td> <td>4.7 Sq</td> </tr> <tr> <td>Alfresco</td> <td>16.7 m²</td> <td>1.8 Sq</td> </tr> <tr> <td>Porch</td> <td>2.9 m²</td> <td>0.3 Sq</td> </tr> <tr> <td>Total Area†</td> <td>236.7 m²</td> <td>25.5 Sq</td> </tr> </table>	Living	173.6 m ²	18.7 Sq	Garage	43.5 m ²	4.7 Sq	Alfresco	16.7 m ²	1.8 Sq	Porch	2.9 m ²	0.3 Sq	Total Area†	236.7 m²	25.5 Sq	<p>Depth† House 20.6 m Lot 26.3 m Width† House 14.2 m Lot 15.6 m</p>	<p>Facade: Everyday Home Inclusions: Lane Standard</p>	<p>Lot 1611 703m²</p>	<p>Location</p>
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*1. Our House and Land Package price listed above is based on the façade of the home as illustrated and the Price as published is: a. correct at the time of publishing but may be subject to changes without notice; b. does not include stamp duty, legal fees or any other costs incurred in connection with the land purchase; c. Land availability is subject to change without notice; d. is priced specifically for the listed land allotment on this brochure. 2. Images, photographs and illustrations of our homes: a. may include items such as landscaping and gardens, fencing and letterbox not included in this House and Land Package price; b. are for illustrative use and may depict features or finishes which differ slightly to the façade as constructed. 3. Site Costs are included in the price at our standard allowance for this home. Additional costs may apply if site classification reports indicate more than 300mm of land fall or the presence of fill or rock. 4. We invite you to contact us at homes@lanehousingco.com.au or 03 5406 9090, personally present the extensive list of upgraded items included in this package. 5. All designs and images are the property of Lane Housing Co and must not be used, reproduced, copied or varied, wholly or in part without the written permission from an authorised representative of Lane Housing Co. Copyright Lane Housing Co Pty Ltd [ABN: 94 622 172 954 / CDB-U 52522]



LANE STANDARD INCLUSIONS

You Won't Believe What's Standard in a Lane Home



We believe a home should be beautiful and practical on the day you move in, which is why we don't upsell extras. At Lane Housing Co we've thought of all the little details and included the features you need for a gorgeous new home to perfectly fit your lifestyle.

HIGH VALUE INCLUSIONS

-  **Driveway and Crossover**
Natural finish concrete driveway, crossover, entry portico and alfresco.
-  **Wider Garage and Garage Door**
Wider garage with 5.2M sectional door and room for two family cars and storage.
-  **Higher Ceilings and Doors**
2700mm (9ft) ceilings and 2340mm internal doors create a sense of luxurious space.
-  **Downlights Throughout**
Recessed downlights installed throughout your home for style and practical appeal.
-  **40mm Stone Benchtops in Kitchen**
40mm stone kitchen benchtops offer premium styling with contemporary appeal.
-  **Mud Room**
A dedicated mud room space fitted with white shelving, wall hooks, and a storage bench.
-  **Ducted Reverse Cycle Heating & Cooling**
Fully installed Daikin reverse cycle ducted heating and cooling with tablet controller and multiple zones for comfort all year round.
-  **Site Costs and Foundations Included**
Site costs included for excavation and concrete waffle slab foundation for a basic Class M slab with less than 300mm fall.

Here are even more of our standard inclusions that are often considered “extras” by other builders...

- 

Three Coats of Paint
Our homes are finished in three coats of paint for a premium, long-lasting finish.
- 

Large Integrated Kitchen Bin
Our fully integrated bins are hidden from view, meaning no more unsightly mess.
- 

Quality Carpets and Vinyl
Premium range of high quality carpets and vinyl laminate flooring to suit your style.
- 

Kitchen and Vanity Drawers
Soft close drawers used extensively in kitchen and added to all vanities for the ultimate joinery layout and premium finish.
- 

Drawer and Shelving Towers in Robes
Two four-drawer towers with shelving space in Walk-in-robe. Pocket shelving in other robes.
- 

Freestanding Bath
Main bathroom includes a freestanding feature bath.
- 

Premium ABI Fixtures
Premium range of tapware and fixtures from ABI Interiors.
- 

Concreted Alfresco & Portico
We include concreting to our entrance portico and outdoor living alfresco spaces.
- 

Walk-in Pantry Features
Walk-in pantry fitted with quality built shelving and laminated benchtops.
- 

Clothesline Included
Yes! We include a clothesline with concrete pad as standard on every Lane home.
- 

Shower Features
Larger bathroom showers and walk-in shower in ensuite. Tiled ledge and ABI rail shower in bathroom. Dual shower head on rail shower in ensuite.
- 

Quality Fisher and Paykel Appliances
High quality Fisher and Paykel appliances and a water point for your refrigerator.
- 

Premium Doors Throughout
Wide 920mm entry door and aluminium hinged and glazed external doors as standard. 2340mm high internal doors for more spacious feel and solid-core flush panel cavity sliding doors for smooth glide operation (as per plan).
- 

Feature Tiles
Feature tiles included for kitchen and laundry splashbacks and ensuite vanity.
- 

Window Furnishings
We include roller blinds: a move-in must-have that is too often forgotten!
- 

NBN Wiring
Four NBN data points included for high speed internet throughout the house.
- 

Power and Services
Substantial home fit out with quantity of lights and points befitting a quality home. Service connections up to 10lm and water tapping fee included.
- 

Top Quality Frames, Trusses and Roofing
Frames and trusses in H2-F premium termite treated timber. Frames with 450mm centre GL studs checked into top and bottom plates. Quality Colorbond steel roof.
- 

TV Antenna
TV antenna installed and ready to move in: you'd be surprised who excludes this feature!



Ask us about including a plunge pool with your new home build.

LANE
POOL CO
www.lanepoolco.com.au