

HOUSE + LAND PACKAGE

Pictured: The Noosa 348 with Modern Gables Facade

**THE NOOSA 348**  
**LOT 1611 SERENE DRIVE,**  
**STRATHFIELDSAYE**

from **\$908,700\***

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

**House & Land Package Overview**

House Price . . . . .	\$ 589,700
Land Price . . . . .	\$ 319,000
<b>Total Price . . . . .</b>	<b>\$ 908,700</b>

The Noosa 348 is well matched to this 703m<sup>2</sup> 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.

The Noosa 348	Specifications	Lot 1611 703m <sup>2</sup>	Location																		
	<p>4 2 2 2</p> <table border="0"> <tr> <td>Living</td> <td>252.2 m<sup>2</sup></td> <td>27.2 Sq</td> </tr> <tr> <td>Garage</td> <td>56.4 m<sup>2</sup></td> <td>6.1 Sq</td> </tr> <tr> <td>Alfresco</td> <td>18.3 m<sup>2</sup></td> <td>2.0 Sq</td> </tr> <tr> <td>Walkway</td> <td>17.4 m<sup>2</sup></td> <td>1.9 Sq</td> </tr> <tr> <td>Porch</td> <td>4.3 m<sup>2</sup></td> <td>0.5 Sq</td> </tr> <tr> <td><b>Total Area†</b></td> <td><b>348.7 m<sup>2</sup></b></td> <td><b>37.5 Sq</b></td> </tr> </table>	Living	252.2 m <sup>2</sup>	27.2 Sq	Garage	56.4 m <sup>2</sup>	6.1 Sq	Alfresco	18.3 m <sup>2</sup>	2.0 Sq	Walkway	17.4 m <sup>2</sup>	1.9 Sq	Porch	4.3 m <sup>2</sup>	0.5 Sq	<b>Total Area†</b>	<b>348.7 m<sup>2</sup></b>	<b>37.5 Sq</b>		
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<p>Depth‡ House 26.6 m Lot 32.6 m</p> <p>Width‡ House 15.6 m Lot 18.6 m</p> <p>Facade: Modern Gables</p> <p>Inclusions: Lane Standard</p>																					

\*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.
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**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.
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**Concreted Alfresco & Portico**  
We include concreting to our entrance portico and outdoor living alfresco spaces.
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**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.
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**Quality Fisher and Paykel Appliances**  
High quality Fisher and Paykel appliances and a water point for your refrigerator.
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**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).
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**Feature Tiles**  
Feature tiles included for kitchen and laundry splashbacks and ensuite vanity.
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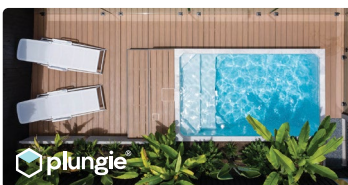
**Window Furnishings**  
We include roller blinds: a move-in must-have that is too often forgotten!
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**NBN Wiring**  
Four NBN data points included for high speed internet throughout the house.
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**Power 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.
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**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](http://www.lanepoolco.com.au)