## House & Land Package





**AVENUE 23** 

**(456m2)** 14.55m x 32.01m

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\$782,782 (\$772,782 with FHOG\*)

Land: \$460,900

Build: \$321,882

(\$311,882 build price with FHOG\*)

- Full Turnkey Package. Upfront Fixed Site & Build Cost Guarantee
- Up to an Engineered "P" Class Slab
- Fixed Price Inclusive of Rock Removal, bored piers, site fall, retaining walls, AG Pipes,
   Drains & Silt Pits as required No Surprises or hidden costs.
- Flexible Floor Plans with A Range of Façade Options & 2590mm High Ceilings
- Exposed Aggregate Driveway, Porch & Alfresco (Plan Specific)
- Choice of Façade Options (Standard Range)
- Brick Infills above all windows.
- Front, Side & Rear Landscaping with Letterbox, Clothesline & Half Share Fencing
- Evaporative Cooling with Ducted Heating
- 40mm Stone Edge in Kitchen With 20mm Stone Edge in En-suite & Bathroom
- Overhead Kitchen Cupboards
- 900mm Upright Oven and Cook Top with Canopy Rangehood & Stainless-Steel

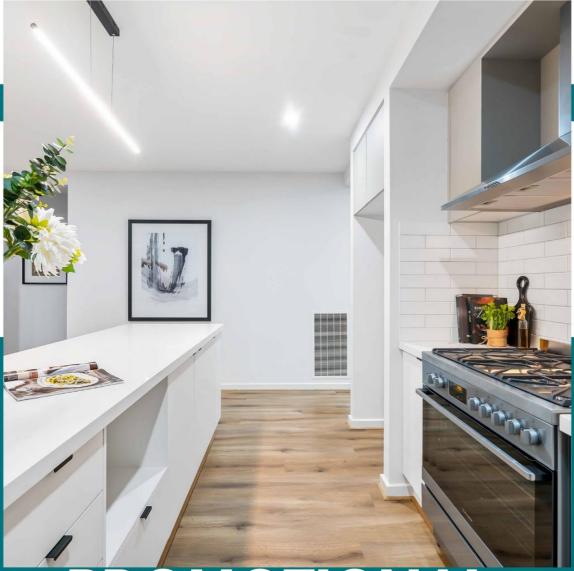
  Dishwasher
- Water Point for Refrigerator
- Spacious 1500mm x 900mm En-suite shower. Tiled Shower Bases, Semi-Frameless Shower Screens and Niches to both En-suite & Bathroom Showers.
- Hand-Held Shower Rails to both showers
- Double basins in En-suite & Deluxe Large Vanity
- Designer Tapware & Basins
- Mirrored Sliding Robe Doors (Built-in Robes)
- Carpet to Bedrooms
- Choice of either Hybrid Flooring or Ceramic Tiles throughout the entry, hallways, kitchen, meals and living areas.
- LED Downlights Throughout the Entire Home
- 2 x TV points with roof-mounted Digital TV Antenna
- 1 x Data Point
- Block-out Roller Blinds
- Flyscreens & Window Locks to All Openable Windows
- Remote Control Panel Lift Garage Door
- 6 Star Energy Rating
- 2000L Rain Water Tank connected for toilet, laundry and garden use.











## PROMOTIONAL OFFER

40mm Stone Edge in Kitchen
Undermount kitchen sink
Exposed Aggregate Driveway, Porch & Alfresco\*
Evaporative Cooling

T&C's: Promotional upgrades are subject to product availability and developer/rescode approval. Packages cannot be altered, changed or amended in anyway. There will be no refunds or credits on any promotional items - these are plan specific. Promotional packages can be changed at anytime by the builder without notification.