



At Local Builders we are passionate about what we do building customised homes that improve building solutions and provide our customers with the best possible value without compromising on quality.

GREAT BEGINNER HOME WITH PLENTY OF ROOM FOR THE YOUNG FAMILY **100% FIXED PRICE HOUSE AND LAND \$ 544,900 18 SQS CUSTOM BUILT AT VOLUME PRICES**

#### STANDARD INCLUSIONS

4 BEDS | 2 BATHS | 2 CARS

- Full custom design build what you want
- Only \$750 gets you started with a comprehensive sketch
- Fixed Site costs for peace of mind**
- Temporary fencing, cross over protection and rubbish bins, NBN, Telephone, TV and outdoor lights
- Flyscreens and window locks to all operable windows
- Obscure Glazing to bathrooms
- 100% up front quote with all the pricing
- Vast range of products for colour selection
- High Ceilings, concrete to porch and alfresco
- Stone to the kitchen, 900mm appliances
- Cold water point to the fridge
- Laminate or Tiles in the main areas
- Carpet to all bedrooms
- Tiled shower bases with 900 x 1200 in the en-suite
- Remotes to the garage
- S26 continuous hot water unit or solar gas boosted
- Façade as shown
- Coloured Driveway
- Blinds to operable windows

