

**\$387,999**

**FIXED PRICE!**



**OJ PIPPIN HOMES have been building homes for over 25**



**Package Address: Lot 119 Ironbark Avenue (313m2)**

## The Essentials 130



### Fixed Price Package Inclusions

- ✓ 3 Facades to choose from, all covenant compliant.
- ✓ H1 slab allowance for foundations (Refund if any over)
- ✓ Carpets & underlay to the Bedrooms, Rumpus and Landings
- ✓ Timber look Laminate floor or 500x500 tiles to the Ground Floor.
- ✓ 900mm Stainless steel Westinghouse appliances
- ✓ 20mm Stone Benchtop to Kitchen & Vanity's
- ✓ Overhead Cupboards to Kitchen
- ✓ Full Electrical layout including LED Downlights-Clipsal Iconic fittings
- ✓ Ceiling fans to bedrooms, living and alfresco areas
- ✓ Plumbed in water tap in fridge space
- ✓ Framed glass shower screens – with glass pivot doors
- ✓ Exposed Aggregate Driveway (55m2)
- ✓ Alfresco and porch slab poured at the same time as the house
- ✓ Full Timber fencing and gates to the whole block
- ✓ Clothesline, TV Antenna & Letterbox
- ✓ Fly Screens to all Windows & Sliding Doors
- ✓ Colorbond roof as standard
- ✓ R 2.5 batt insulation to ceiling
- ✓ 900mm Westinghouse Stainless Steel Cooking Appliances
- ✓ All Council fees and Applications included
- ✓ H2 Pressure treated Termite resistant structural timber framing
- ✓ NBN lead connected to inside the garage
- ✓ Colourbond Panelift automatic garage door with 3 remotes
- ✓ Termite barrier
- ✓ 1020mm front entry door with Trilock
- ✓ Vinyl sliding doors to wardrobes

**\$372,999**

**With you Government First Time Home Owners Grant**

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Please note that the image is indicative only.