

## All Day Everyday Premium Standard Inclusions



# Ofarrell 16

3 2 2

Lot 5814 Menotti Street - Jubilee

(294m<sup>2</sup>) 10.5x28m

**SmartSpecs**  
\$551,500\*

**Luxe Turnkey**  
Available From  
\$616,400\*

Land Price: \$338,000  
Anticipated Title: Q2 2025

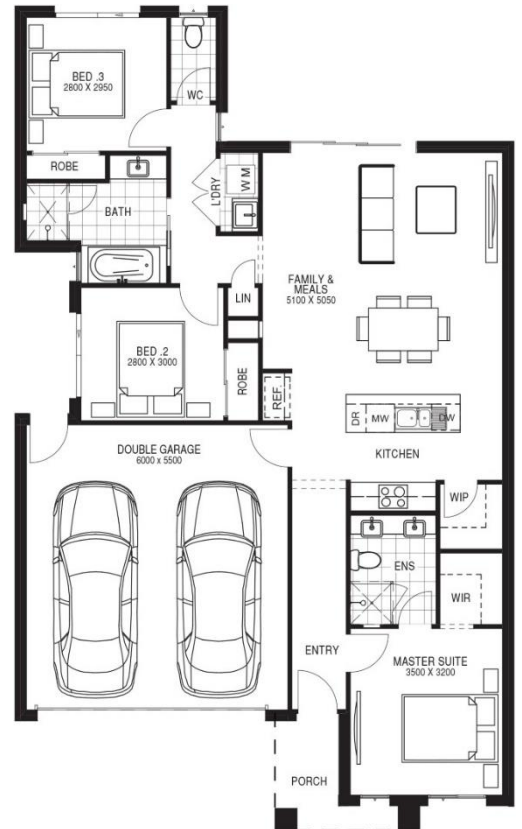


### SmartSpecs

- Fixed Site Cost up to 400mm & Engineered "M" Class Concrete Waffle Pod Slab
- Flexible Floor Plans with A Range of Façade Options (Standard Range)
- Reverse Cycle Split System
- 7 Star Energy Rating with Any Standard Plan on any Orientation
- 3.5KW Solar PV System
- Continuous Flow Hot Water System

### Luxe Turnkey

- Full Turnkey Package Including Front, Side & Rear Landscaping with Letterbox, Clothesline & Half Share Fencing
- Exposed Aggregate Driveway, Porch & Alfresco (Plan Specific)
- 2590mm High Ceilings Throughout
- Brickwork Above all Windows, External Doors & Garage
- Evaporative Cooling to all Bedrooms & Living Areas
- Lithostone 40mm square Edge to Kitchen & Island Bench & 20mm Square Edge to Ensuite & Bathroom
- 900mm Upright Oven and Cook Top with Canopy Rangehood & Stainless-Steel Dishwasher
- Tiled Shower Bases, Semi-Frameless Shower Screens and Niches to both En-suite & Bathroom Showers
- Double basins in En-suite & Deluxe Large Vanity
- Free Standing Bath
- Mirrored Sliding Robe Doors (Built-in Robes)
- LED Downlights Throughout the Entire Home
- Block-out Roller Blinds
- Flyscreens & Window Locks to All Openable Windows
- Choice of Floor Tiles or Hybrid Flooring to Kitchen, Meals & Hallway
- Choice or Carpet to all Bedrooms
- 7 Star Energy Rating with Any Standard Plan on any Orientation
- 3.5KW Solar PV System
- Continuous Flow Hot Water System



\*Turnkey Specs Floorplan Shown

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